

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

SHELBURNE FARMS

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1. NAME OF PROPERTY

Historic Name: SHELBURNE FARMS

Other Name/Site Number: SOUTHERN ACRES FARM (southern portion only)

2. LOCATION

Street & Number: 1611 HARBOR ROAD

Not for publication: N/A

City/Town: SHELBURNE

Vicinity: N/A

State: VT

County: CHITTENDEN

Code: 007

Zip Code: 05482

3. CLASSIFICATION

Ownership of Property

Private: X

Public-Local: X

Public-State:

Public-Federal:

Category of Property

Building(s):

District: X

Site:

Structure:

Object:

Number of Resources within Property

Contributing

17

3

7

1

28

Noncontributing

43 buildings

2 sites

6 structures

3 objects

54 Total

Number of Contributing Resources Previously Listed in the National Register: 18

Name of Related Multiple Property Listing: N/A

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4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria.

Signature of Certifying Official

Date

State or Federal Agency and Bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

____ Entered in the National Register

____ Determined eligible for the National Register

____ Determined not eligible for the National Register

____ Removed from the National Register

____ Other (explain): _____

Signature of Keeper

Date of Action

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6. FUNCTION OR USE

Historic:	AGRICULTURE/SUBSISTENCE	Sub:	processing storage agricultural animal facility horticultural facility agricultural outbuilding
	DOMESTIC LANDSCAPE	Sub:	single dwelling
Current:	AGRICULTURE/SUBSISTENCE		processing storage agricultural animal facility horticultural facility agricultural outbuilding
	DOMESTIC	Sub:	single dwelling hotel
	LANDSCAPE EDUCATION RECREATION AND CULTURE	Sub:	Outdoor Recreation

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN/Shingle Style
LATE VICTORIAN/Queen Anne Style

MATERIALS:

Foundation: Stone/Brick/Concrete
Walls: Wood/Brick/Stone
Roof: Metal/Stone/Asbestos/Asphalt
Other: Brick/Stone/Wood/Stucco

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Describe Present and Historic Physical Appearance.

Shelburne Farms is located 7 miles south of Burlington, Vermont along the eastern shore of Lake Champlain at the terminus of Bay Road in the town of Shelburne. A farm and country estate constructed from c.1886 to 1915, Shelburne Farms consists of approximately 1,300 acres of designed and agricultural landscape and significant wood-framed and masonry buildings representative of a combination of Shingle and Queen Anne styles. Four major buildings and 78 secondary buildings, structures, and sites are situated in functional groupings between broad expanses of cleared agricultural fields with rolling hills and isolated softwood plantations, hardwood and softwood forests, gardens, and rocky lakeshore. Eleven and a half miles of curvilinear interior roads and eight miles of walking trails traverse the varied farm and estate landscape, connect the resources, and provide views and vistas of Lake Champlain and the Adirondack Mountains to the west and the Green Mountains to the east. Shelburne Farms lies at elevations between approximately 95 feet and 392 feet a.m.s.l. Lone Tree Hill, the highest point on the property, rises from the center of the property and features panoramic views over the fields and forests to the lake and mountain ranges.

Shelburne Farms retains most of the historic resources present during its period of significance, c. 1887 to 1936. In 1972, several family members founded Shelburne Farms Resources, the nonprofit organization that currently owns and manages Shelburne Farms. Today the farm preserves a historic heritage that is significant to Vermont and the nation while simultaneously fostering an environmental ethic that is significant for future legacy. As in the past, Shelburne Farms today is the result of a balance between land, architecture, and technological achievement. The property's function as a continuously working farm, from its inception to the present, and its more recent role as an environmental education center, have ensured the preservation of its historic integrity by enabling a compatible use of buildings and landscape. Necessary modifications and additions to its buildings, structures, and landscape have been carried out sensitively, and they do not unduly impact the historic character of the property. Throughout the evolution of the estate, the management has focused on preserving and rehabilitating the property, thus ensuring that Shelburne Farms possesses a high degree of integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

Shelburne Farms contains 28 contributing resources and 54 non-contributing resources, described below in the order in which they are encountered during a drive through the property. The numbers refer to enclosed map and photo key entitled "Shelburne Farms, Shelburne, Vermont."

1. Estate Architecture: The architecture is located in discrete groupings throughout Shelburne Farms in a manner consistent with the estate's functional needs and Frederick Law Olmsted, Sr.'s planned landscape divisions for working farmland and pastures, woodlands, and family residence and leisure areas. Individual buildings and structures are sited within the contours of the estate landscape, blending with the landscape rather than dominating it. Four major buildings serve as the anchors for the estate sections: the Farm Barn (#8), Breeding Barn (#40), Coach Barn (#32), and Shelburne House (#23). Most other buildings and structures are clustered around them.

Over a period of twenty years, New York City architect Robert Henderson Robertson (1849-1919) designed the majority of the contributing buildings and structures, blending new estate construction with preexisting nineteenth-century farm buildings. Shelburne Farms contains 16 Robertson-designed buildings and structures built between c. 1886 and 1905: the North and South Gates (#s 3 and 35), the Welcome Center (#4a), the Farm Barn (#8), the Garden Cottage (#15f), the Teahouse (#22), Shelburne House (#23), the Annex (#24), the Coach Barn (#32), the Coachman's House (#33), the Southern Acres Gate House (#36a), the Breeding Barn (#40), the Southern Acres Dairy Barn (#41), the Tracy Barn (#43), the Woodshop (#44), and the Breeding Barn Cottage

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(#47). Robertson's estate buildings and structures are unified by a combination of Queen Anne- and Shingle-style architectural features, including estate-quarried red Monkton quartzite (redstone) foundations, shingled and clapboarded exterior walls with decorative bands of sawtooth shingles, gabled and hipped roofs punctuated by dormers, cupolas, and eyebrow windows, wide eave overhangs supported by decorative brackets, multi-paned sash variations, towers, cantilevers, and pseudo half-timbering. These Robertson buildings are significant for their outstanding design and workmanship. They are distinctively representative of the Shingle and Queen Anne styles and are excellent examples of architecture from the late nineteenth and early twentieth centuries.

Shelburne Farms also contains three nineteenth-century buildings that predate the estate and its Robertson-designed architecture. Purchased along with the individual farm parcels from which Shelburne Farms was assembled, the Farm Barn Cottage (#9a), Valley View House (#10a), and the Tracy House (#42a) were built as relatively modest wood-framed farmhouses. They were selected to remain part of Shelburne Farms for use as employee housing, while other preexisting buildings and structures were dismantled to make way for Robertson's estate buildings. The three houses document both the architecture and activity patterns at the individual farms of which they were originally a part, as well as employee life at Shelburne Farms during the period of significance. The Farm Barn Cottage and the Tracy House are considered contributing resources, while Valley View, now privately owned, is considered a non-contributing resource due to recent, major modifications. The Orchard House, also privately owned, is no longer extant and thus not included in this nomination.

Consistent with the estate's evolving patterns of use and activity, some buildings and structures have been constructed at Shelburne Farms since 1936, and thus fall outside the period of significance. The new Dairy Complex (#18) and Modern Greenhouses (#15c-e) were constructed to improve, centralize, and accommodate expanding agricultural operations. The Gate House (#4b), Ticket Booth (#4c), Old and New Sugar Houses (#s 11b and 14), and Lone Tree Hill Shelter (#11c) were built to accommodate visitors and the nonprofit organization's educational programs. The Lone Tree Hill Reservoir (#11f) and Pump House (#31a) replaced original yet no longer functional structures on the same sites. The Farm Barn Cottage Garage (#9b), Valley View Barn and Shed (#10b-c), Garden Cottage Garage (#15g), Pottery (#25), Pump House Garage (#31b), and Southern Acres Gate House Garage (#36b) are new outbuildings neighboring historic architecture. The Valley View Caretaker's House (#10d), Lintilhac House (#12), Alec Webb House and Barn (#13a-b), Sophier House (#16), Seward and Karen Webb House, Guest House, and Horse Barn (#17a-c), Garonzik House and Garages (#19a-c), Opel House (#20), Wildflower House (#26), Orchard Cove House and Shed (34a-b), Yellow Ranch Houses A-C (#s 37-39), and White House and Shed (#s 48a-b) are modern buildings occupied by staff members and private residents. Some of these resources document important historical trends, including the evolution of dairy activities in Vermont and the nation. As such, they are in themselves significant resources and integral to the broader history of Shelburne Farms. However, all of the buildings and structures listed above are considered non-contributing due to their date of construction. They are sited sensitively, and most are not visible from major buildings or main roads. They do not detract from the integrity of the individual historic resources or overall feeling of Shelburne Farms.

Additional temporary structures on the property are not included within the specific inventory of resources listed for the Shelburne Farms Historic District. These items include animal pens and shelters located near the Farm Barn (#8) and within pastures, as well as structures built for educational activities and programs that occur at the farm, such as a shelter constructed on Chimney Point (#29) during the summer of 1999. None of these structures are contributing resources.

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2. Landscape Architecture: Shelburne Farms contains approximately 1,300 acres of pastures, woodlands, lawns, gardens, and lakeshore connected by 11 ½ miles of primary and secondary roads and 8 miles of walking trails. Working agricultural lands predominate in the eastern two-thirds of the property and consist of gently rolling fields of varying shapes accented with isolated softwood plantation mounds. The estate's mixed hardwood and softwood forests border the agricultural fields and pastures in two sections of the property: first, at Church Woods, adjoining the North and South Gate Roads to the southeast, and second, along the flanks of Lone Tree Hill (#11a) in the center of the estate. Winding drives and trails meander past the edges of the fields and woodlands, around the wooded base of Lone Tree Hill, and lead toward the pasture and lakeshore parkland areas located in the western third of the property. They provide glimpses and vistas of the estate landscape, buildings and structures, and natural surroundings. Situated near Shelburne House (#23) and the Coach Barn (#32), the more ornamental parkland areas include the Shelburne House Lawn (#27), the Shelburne House Formal Gardens (#28), the Coach Barn (#32) lawn and Elm Swamp, a low-lying 55-acre open field with several specimen trees located east of Shelburne House and north of the Coach Barn. The parkland areas are bordered by a rocky, winding lakeshore characterized by points and promontories, high cliffs with overhanging foliage, and pebbled beaches.

Shelburne Farms was developed in the tradition of the ornamental farm, which combined scenery and productivity, aesthetics and function. The estate's pastoral character reflects the overall concepts proposed by landscape architect Frederick Law Olmsted, Sr. (1822-1903) in his c. 1887 landscape design for the property. Soon after purchasing the first few individual farms from which Shelburne Farms was assembled, founders W. Seward and Lila Webb consulted Olmsted to design a unified landscape for their growing country estate. Between c. 1886 and 1889, Olmsted prepared a plan dividing the estate landscape into three functional groupings of farmland, forest, and parkland (see attached illustration, labeled Figure 8). Olmsted also designed a system of drives according to his principles of landscape scenery and scenic enjoyment. Drives were laid out to traverse the property utilizing existing topography and visual relationships so that the act of travelling through the property was pleasing. In addition, he proposed planting schemes for the parks and woodlands, including a "Arboretum Vermontii" with native species such as maples, elms, poplar, ash, and oak. Although Olmsted was involved with planning the Shelburne Farms landscape for only approximately three years, his conceptual designs guided the Webbs throughout the construction of the estate. The Olmsted plans for the estate were not fully implemented, although an Olmsted design influence remains evident on the property today (see attached illustration, labeled Figure 9).

The Webbs' first Farm Manager, Scottish horticulturist Arthur Taylor, implemented much of Olmsted's farm-forest-parkland plan between c. 1887 and 1905. Following Olmsted's suggestions, the preexisting fences dividing individual farm plots were removed to unify the property. New primary and secondary roads (#5) were constructed to wind through the property and provide sweeping views across fields to estate buildings and Lake Champlain. In the farm section of the estate, fields were planted with hay, corn, oats, wheat, buckwheat, rye, barley, and potatoes, and held herds of Jersey dairy cattle and flocks of Southdown and Hampshire Down sheep. Hackney horses grazed in paddocks adjoining the Breeding Barn. The fields and pastures were lined with tile drainage systems, in which ceramic tiles resting on beds of pebbles from the lakeshore drew water away from moist areas. A garden complex (#15), featuring a vegetable garden and greenhouses, was established in the center of the property. A small quarry and stone crusher, located outside the estate gates on property now owned by the town of Shelburne, provided red Monkton quartzite for the estate's buildings, structures, and macadamized roads.

In the forested sections of the property, woodlands were defined and planted on land that had primarily served as cleared farmland before Shelburne Farms was established. A nursery with a stock of 100,000 trees allowed

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the planting of up to 40,000 maples, pines, hemlocks, and spruce trees per year. While Olmsted's "Arboretum Vermontii" was not established as initially advised, the woodland areas were planted with the native species Olmsted proposed for the Arboretum.

Farm Manager Taylor also supervised the construction of an 18-hole golf course as part of Olmsted's parkland section. Designed by Scottish golf champion Willie Park, Jr. in 1894, the Shelburne Farms Golf Links extended from the Shelburne House Lawn (#27), past the Teahouse (#22) and the North Seawall (#21), to Elm Swamp and a then-cleared area north of North Gate Road encompassing the current Dairy Complex (#18) and surrounding pastures. The Golf Links was reduced in size to the western- and northernmost 9 holes by c. 1910 and allowed to revert to pasture during World War II due to gasoline shortages. Today the only visible sections are the putting green, 9th hole, and 1st tee located on the east side of the Shelburne House Lawn, and the 1st hole and 2nd tee located on the northeast corner of Elm Swamp. Mature elms and other specimen trees were brought from as far as Monkton, Vermont, fifteen miles away, and transplanted on the Shelburne House Lawn, in allées lining the roads near the North and South Gates (#s 3 and 35) and the North Seawall, and added to Elm Swamp east of Shelburne House (#23). In addition to the golf course, the parklands contained the family's docks and boathouse at Dock Bay (#30a), along with tennis and croquet courts on the Shelburne House Lawn.

While much of Olmsted's farm-forest-parkland divisions remain intact today, the landscape has experienced some alterations consistent with its character as an evolving farm and residential property. W. Seward and Lila Webb's 1893 decision to build their estate residence on Saxton Point overlooking Lake Champlain, instead of on Lone Tree Hill as initially planned, shifted the boundaries of the farm and parkland sections of the estate. The move of the dairy and some of the poultry operations from their original locations adjoining the Breeding Barn Complex to the northern areas of the Golf Links in 1926 and 1952, respectively, diminished the amount of property devoted to parkland. Many of the specimen elm trees planted along the entrances to the estate, in Elm Swamp, and on the Shelburne House Lawn died of Dutch Elm Disease in the late 1970s and early 1980s.

However, the Shelburne Farms property retains much of its historic integrity and still reflects Olmsted's landscape plans. Today, almost 750 acres of the estate are used as working agricultural fields: 465 acres are harvested mostly for hay, and 280 are used as rotating pastures for the nonprofit organization's 230 Brown Swiss dairy cows. Unobtrusive, temporary electric fences enclose the pastures and divide them into smaller grazing areas without intruding upon their overall feeling of spaciousness. The 400 acres of plantations and woodland remain intact, and the nonprofit organization operates an environmentally sustainable woodlands management program that maintains the health of the forests while annually harvesting approximately 10,000 board feet of lumber and 20 cords of firewood. The modern Dairy Complex (#18) is shielded from view with pines and spruce on the side that faces Shelburne House to mitigate its impact upon the character of the surrounding parkland areas. Although parkland trees, especially the American elms, have been lost over time, replanting has proceeded. The elms have been partially replaced with maples and other more hardy species planted on the same sites.

3. North Gate: Mortar-laid redstone gate posts and walls, with gray limestone caps and double wrought-iron gates attached to the top of the posts and anchored in the ground. Located along the eastern boundary of Shelburne Farms directly across from the terminus of Bay Road, the North Gate was constructed c. 1895-8 as one of two main entries to the property. Today it is used as the main public and staff access to the estate. The gate is considered a contributing structure.

4a. Welcome Center: Wood frame, wood shingle, gable roof with asphalt shingles, 1 ½ stories. The Welcome Center is an original employee cottage designed by Robert Henderson Robertson c. 1890. It was

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moved to its current location from an unknown site within Shelburne Farms in 1898 and a similarly-styled addition was constructed in 1986. The building is located to the north of the North Gate, at the entrance to the property.

The original cottage was square in plan with a cantilevered gable-front orientation that faced north and a recessed porch at its southwest corner. When the addition was built, the historic cottage was expanded to the north, creating a more rectangular plan, and the porch was enclosed. The addition is attached to the northwest corner of the cottage and mimics the original in both form and style. Fenestration on the original cottage was altered to accommodate the building's use as a visitor's center. The entire building is clad with straight-cut wood shingles embellished with a double row of rounded-end shingles that form a frieze below the cantilever and a lintel course at the second floor window head level. Trim is painted green. The 1986 renovations and addition were planned by architect Martin Tierney. The building serves as a base for visitors to Shelburne Farms and as the starting point of guided tours. It also houses a small gift shop. The Welcome Center is considered a non-contributing building.

4b. Gate House: Wood frame, wood shingle cladding, hipped roof with asphalt shingles, 1 story. This small modern gate keeper's booth, constructed c. 1986, is situated in the center of the road just west of the main entrance gates. It rests on a poured concrete slab. Due to its date of construction, the gate house is a non-contributing building.

4c. Ticket Booth: Wood frame, wood shingle cladding, hipped roof with asphalt shingles, 1 story. Constructed c. 1997, this small, modern ticket booth is situated just north of the Welcome Center along the western edge of the parking area. Due to its date of construction, the ticket booth is a non-contributing building.

5. Road System: Shelburne Farms contains 11 ½ miles of primary and secondary roads that wind through and connect the different sections of the property. Predominantly surfaced with dirt and wide enough to accommodate passing traffic, the 3 ½ miles of primary roads run east-west from the north and south entrances into the property and provide access to the estate's four primary buildings. The 8 miles of secondary roads are lesser-traveled, often one-lane, dirt and grass drives that branch off from and connect the primary roads.

As W. Seward Webb acquired individual farm parcels c. 1886-1905, he petitioned the Shelburne Selectboard to close the former one-lane town roads located within his property lines to the public, eventually creating a private preserve within the estate gates. The new Shelburne Farms road system, designed by Frederick Law Olmsted, incorporated some preexisting public roads, as well as several private driveways and farm roads leading to and within former individual farms. Between c. 1886 and 1910, the preexisting roads were improved or planted over according to Olmsted's plans and new one-lane road beds accommodating carriage and automobile traffic were built and surfaced. In some cases, the new beds were created by blasting ledge rock.

During the period of significance, c. 1887-1936, the primary roads were equipped with drainage culverts and surfaced in a macadam made from stone crushed at the estate quarry on an outlying section of the property that is now owned by the town of Shelburne. Two original stone culverts, built c. 1898, remain intact today on the North Gate and South Gate Roads, respectively. Built c. 1898, the headwalls of these underdrains are mortar-laid stone capped in limestone. The primary roadsides and some secondary roads were planted with formal rows of specimen trees, mostly American elms. Sod edging formed a crisp boundary between the primary roads and the surrounding landscape.

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The secondary roads functioned as driveways leading to estate buildings, recreational carriage drives and agricultural access roads leading to fields, pastures, and forests. The secondary roads were mostly one-lane tracks with grass growing down the middle and did not possess borders of ornamental plantings. Although more informal, many of the secondary roads were just as consciously planned and constructed as the primary roads. The carriage drives meandered through the property: up Lone Tree Hill (#11a), through wooded sections with overhanging tree canopies and carpets of leaves and evergreen needles, beside fields and pastures, and skirting the lakeshore from the southernmost part of the estate past the Coach Barn (#32) and Shelburne House (#23), around Orchard Point, and up to the tip of Shelburne Point, the northernmost part of the estate.

Today, the original primary and secondary roads remain intact. Although many of the carriage roads are no longer used, their beds are still intact and discernable. The primary roads have been resurfaced at least twice, from asphalt paving in the 1950s to the current gravel and dirt surfaces present in most sections today, and widened from one lane to two as the traffic volume increased in the 1980s and 1990s. Several turn-offs have been added along the North Gate Road to allow farm vehicles to pull off the road. Most of the elms lining the roads died from Dutch Elm Disease in the late 1970s and early 1980s. Despite these changes, the primary roads retain their original alignment, road beds, and lawn borders, and the allée at the north entrance has been replanted with maples.

The road system is considered a contributing structure in the Shelburne Farms Historic District.

6. Sign System: A minimal number of wooden signs and markers located throughout Shelburne Farms identify buildings and trails and provide directions and speed limits along the road system. The signs are small and generally located close to ground level and as such do not detract from the scenic and historic landscape. Most of the signs are a deep maroon color with white lettering. Small signs identify walking trail openings and directions. The trail markers are even less intrusive and consist of colored circular disks with black arrows attached to wooden stakes. The signs are a recent addition to the property and are considered non-contributing objects.

7. Walking Trails: An eight-mile walking trail system was constructed between c.1986 and 1992 by the nonprofit organization managing Shelburne Farms as a low-impact method of improving visitor access to and enjoyment of the estate while preserving the historic landscape and road infrastructure (see attached Shelburne Farms Walking Trail Information map). Several sections of the trails incorporate portions of historic footpaths and drives. The main 4.25-mile Farm Trail loop begins at the Welcome Center (#4a) and extends past farm pastures, the Farm Barn (#8), Lone Tree Hill (#11a), and the garden complex (#15) to the shore of Lake Champlain. A side trail leading from the Farm Trail explores woodlands north of Lone Tree Hill along the bed of a former carriage drive. A short loop connecting the garden complex and the Coach Barn progresses along sections of a c. 1895 footpath and incorporates two historic stone retaining walls and a terrace area. Less than a mile of the walking trails is visible from the main roads or buildings on the estate. Although sections of the trails possess historic integrity, the overall walking trail system is modern and therefore considered a non-contributing structure.

8. Farm Barn: Constructed in 1888-1890, the massive Queen Anne/Shingle-style Farm Barn is centrally located on the property and is the first major structure seen after entering Shelburne Farms from the North Gate. Robert Henderson Robertson designed this monumental barn complex as the agricultural headquarters of the estate, and it is one of the original four principle buildings on the estate. The Farm Barn underwent major restoration, renovation and rehabilitation between 1991 and 1993 and is currently used by Shelburne Farms as the base for many of its operations.

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The Farm Barn faces east and consists of a 4-story north-south oriented main block with 2 single-story ells at each end that connect to 2-story wings. Each wing runs eastward from the east façade of each ell and terminates at a 3-story tower. Each tower has a secondary attached 2-story wing; one wing runs northward from the southern tower, and the second wing runs southward from the northern tower. A stone wall runs between each of these latter wings and, along with the different building elements, frames an approximately two-acre courtyard. An opening in the center of the wall forms the entrance to the courtyard and constitutes the primary entrance to the Farm Barn complex.

The Farm Barn rests on a combination mortar-laid stone and mortar-laid brick foundation. Some concealed portions of the foundation have been replaced by modern concrete. The first story on the east façade of the main block, the first story of the towers and a portion of the first stories of the wings adjacent to the towers, consist of irregularly-coursed redstone ashlar masonry construction. On the towers, these masonry walls slope gently outward toward the ground. A brick and mortar wall, sections of which retain original parging, forms the first level along the west façade of the main block. Above the masonry foundation and walls, the wood frame building is clad in straight-cut wood shingles with decorative bands of round-cut wood shingles. Additional wall sheathing includes decorative half-timbering infilled with tongue-and-groove vertical and diagonal boards. The tongue-and-groove boards are painted green and the half-timbering and other wood trim elements on the building are painted dark gray. The primary wings of the building have second-story galleries or balconies that face the courtyard. A massive composite masonry chimney stands along the northern eave wall of the northern wing and a second interior brick chimney rises through the eastern roof slope of the secondary northern wing.

Gabled, hipped and conical roofs of varying heights, punctuated by numerous symmetrically placed dormers, cupolas and ventilators, create an irregular roofline on the Farm Barn. Today, all roofs are covered in standing seam copper; originally the roofs were sheathed with wood shingles. The main block has a hipped roof capped by a centrally positioned, large rectangular cupola with trefoil double-hung windows on all four sides. This large cupola houses a four-faced, weight-driven clock manufactured by the E. Howard Company; the four dials of the clock, one on each side of the cupola, have Roman and Arabic numerals. The cupola is surmounted by a large copper serpent weathervane. Two smaller cupola-ventilators rise through the ridgeline of the roof to either side of the clock cupola. The ells and wings of the complex have gable roofs with wide eave overhangs and decorative brackets. Roof slopes on the two primary wings are pierced by eyebrow and variously styled dormers. Each of these wings also has a large, rectangular cupola-ventilator positioned on top of a raised, hipped roof centrally located along the ridge of the gable roof. The towers have steeply pitched conical roofs topped by decorative finials.

Fenestration on the Farm Barn is extremely extensive and varied, with windows and doors located on all façades. Windows are located on all levels and include seven different configurations of Queen Anne-style double- or single-hung sash (6/1, 6/6, 9/9 16/2, 20/2, 25/2 and 10/10), round and rectangular multi-paned and single-paned fixed sash, and single- and double side-hinged casement sash with varying numbers of panes. Doors also range in size and style, and include utilitarian doors such as batten doors and more formal panel doors with multi-paned windows. Arches of gray limestone provide decorative elements above many of the windows and doors.

Today, as in the past, the interior of the Farm Barn serves various functions and the use of interior space ranges from rustic animal stalls to finely finished offices. Upper levels of the main block contain historic haylofts and a huge tin-lined granary with a grain elevator and mechanical distribution system. The lower level has been rehabilitated for use as a private school and a cheese-making and cheese-processing facility. The southern ell is currently used as a woodshop, and the northern ell and a portion of the northern wing house school programs.

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Administrative offices, a bakery and storage space occupy the remainder of the northern wing, the northern tower and its secondary wing. The southern wing, which contains animal holding areas and storage space for farm equipment, includes the Children's Farmyard complex: an area of interior animal stalls and displays, and an adjacent open farmyard. A portion of the southern wing, the southern tower and its secondary wing are currently only partially utilized for storage. Historically, the wings of the Farm Barn housed the farm offices, a blacksmith shop, carpenter shop, repair shop, chicken house, slaughter house, fur storage and storage areas for farm-related equipment.

The Farm Barn functions today much as it was originally conceived. It continues as the headquarters of the property, combining traditional agricultural activity and related small-scale industry with administrative function. Additions to its original historic use, such as the education component, have sympathetically utilized space without significantly compromising the building's historic character. The Farm Barn is a contributing building in the Shelburne Farms Historic District.

9a. Farm Barn Cottage: Wood frame, wood shingle cladding, gable roof with asphalt shingles, 1 ½ stories. Located just south of the Farm Barn, near the center of the property, the c. 1850 house faces east and has a symmetrical 5-bay façade with 9/6 sash and a vertical board door with a 6-paned fixed window. A single story ell attached to the west façade of the house connects the house to a single-bay garage. The ell has a combination gable and shed roof and the garage has a gable roof; both roofs are covered in asphalt shingles and have decorative brackets under the eaves. A cupola-ventilator and a brick chimney rise through the roof of the ell. The building rests on a high redstone foundation. Wood shingles are gray and trim elements are painted green and white.

Purchased by the Webbs in the late 1880s as part of an existing farm, the house likely predates 1869, as a building appears at the location on the 1869 Beers *Atlas of Chittenden County*. The Farm Barn Cottage is the only surviving building of several near the Farm Barn (#8) used as employee boarding houses and construction warehouses. The rear ell was added c. 1890 to provide a larger kitchen and dining space for boarders, and the garage may have been added at an even later date. The house has served as a single-family staff residence since the 1920s and was formerly referred to as the St. George House. The building is considered a contributing building.

9b. Farm Barn Cottage Garage: Wood frame, clapboard cladding, gable roof with standing seam metal sheathing. Located just northwest of the Farm Barn Cottage (#9a), this c. 1940-50 single bay garage with side hinged double wooden doors on its gabled end was used as a sugar house and then a horse barn. The garage is a non-contributing building in the Shelburne Farms Historic District.

10a. Valley View House: Brick and wood frame with clapboard cladding, gable roof with slate, copper, metal and asphalt shingles, 2 stories. Located near the center of the property, Valley View House was part of an existing farmstead when the Webbs began purchasing property for the estate in the 1880s. The Beers *Atlas of Chittenden County* shows a building at the location in 1869, indicating that Valley View House was likely constructed by that date.

The house, now privately owned, consists of a 7-course American bond, brick main block, with a gabled 2-story period brick ell attached to its northern gabled end. These brick portions of the house have slate tile roofs. A later addition, consisting of a clapboarded wood frame 2-story wing, also with a slate roof, extends to the west from the ell's western eaves side. More recently, this wing was extended further to the west and a second gabled wing was added to the south end of the house. Both of these latter additions are wood frame and

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clapboarded. The extension has an asphalt shingle roof and the new, southern wing has a copper roof. Additional recent work on the building consisted of replacing the northeast corner entry porch with a larger, and differently oriented structure, and adding an enclosed entry porch with a metal hipped roof to the eaves side of the brick main block. This latter porch replaced a series of three large windows on the first story. The entire house is painted white with green trim. While listed on the 1980 National Register nomination as a contributing building, the recent modifications to the house have significantly altered its original appearance. The Valley View House is a non-contributing building in the Shelburne Farms Historic District.

10b. Valley View Barn: Wood frame, board and batten cladding, gable roof covered with slate tile. Located near the center of the property, just northwest of the Valley View House (#10a), this two-bay English-style barn was relocated to the property from elsewhere in Vermont in 1993. A shed extension is attached to the north façade of the building and a cupola with glass windows on all four sides rises through the ridgeline of the roof. Wooden doors provide the primary access to the barn on the south façade; additional doors and windows exist on other façades. The barn is a non-contributing building.

10c. Valley View Shed: Wood frame, board and batten cladding, gable roof covered with slate tile. Located near the center of the property, just northwest of the Valley View House (#10a), this two bay shed was relocated to the property from elsewhere in Vermont in 1993. The shed is open on its eastern side. The shed is a non-contributing building.

10d. Valley View Caretaker's House: Wood frame, clapboard siding, gable roof, 2 stories. Constructed in 1997 this small house with attached garage is located to the north of the Valley View House (#10a) and functions as a residence for the caretakers of Valley View. Due to its date of construction, the house is a non-contributing building.

11a. Lone Tree Hill: The highest point at Shelburne Farms, Lone Tree Hill rises from the center of the estate and provides panoramic views of Lake Champlain and the Adirondack Mountains to the west and the Green Mountains to the east. Much of the western and northern portions of Shelburne Farms is also visible from the crest of the hill, including Shelburne House (#23), the Dairy Complex (#18), and the west façade of the Farm Barn (#8). When the hill was purchased by W. Seward and Lila Webb as part of a farm parcel, the crest was completely cleared except for a single tree, hence its name. The Webbs considered Lone Tree Hill for the site for their permanent country residence from c. 1886-1893 and solicited architectural, landscape siting, and road designs from Robert Robertson and Frederick Law Olmsted for the area. After the Webbs decided against building on the hill, its flanks were partially planted with a mixture of hardwoods and softwoods, a carriage drive was built up the southern flank to the crest, and the main reservoir for the estate-wide water system was constructed near the crest. The crest itself remained cleared and used for recreational purposes. For several winters it was the start of a toboggan slide and has been regularly visited over the years for its scenic views. Throughout the history of the estate, the lower flanks of the hill were used as pastures for sheep and other livestock.

Today, Lone Tree Hill retains its historic integrity in setting, function, and feeling. The hill remains partially forested in a mixture of hard- and softwoods, sheep are pastured in a section to the northeast of the Farm Barn called Sheep's Knoll, the carriage drive up the southern flank is still in use, and a new water reservoir occupies the same location as the original. A recreational walking trail leads visitors up to the crest to experience the sweeping views. Although two small buildings and two objects have been added to the lower sections of the hill (#s 11b-e), they are not visible from the base or the crest of the hill and do not unduly impact the overall experience of the site.

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Lone Tree Hill is considered part of the overall contributing site in the Shelburne Farms Historic District.

11b. New Sugar House: Wood frame, vertical board and batten siding, gabled standing seam metal roof, 1 story. Built in 1999 to replace the old sugar house (#14), the new sugar house is located uphill of and to the west of the Farm Barn (#8) on the northeast flank of Lone Tree Hill (#11a). The building has double wood sliding doors on the east side of the building and a single entrance door on the west side. There are two windows in the gabled peak of the south façade, and the north façade has a recessed area for wood storage. A wooden ventilator and a stove pipe rise through the roof at the southern end of the building. The building serves as the site for current maple sugaring programs conducted in the spring for visiting schoolchildren. Due to its recent date of construction, it is considered a non-contributing building.

11c. Lone Tree Hill Shelter: Wood post-and-beam frame, vertical board siding, gabled standing-seam metal roof, 1 story. Located uphill and to the west of the Farm Barn (#8), the building provides shelter on the Farm Trail walking trail on the eastern flank of Lone Tree Hill (#11a). The c. 1994-5 shelter is three-sided and open along an eaves side to the northeast. Large, cut-out window openings are in place on the north and south gabled ends of the building. The shelter is post-and-beam construction with mortise-and-tenon joints. The earthen floor is covered with pebbles. Due to its date of construction, the Lone Tree Hill Shelter is considered a non-contributing structure.

11d. Derick Webb Memorial: This round, amphitheater-like monument is made from rough-cut redstone. It was built in 1984 near the top of Lone Tree Hill (#11a) overlooking Lake Champlain. The structure is a memorial to Derick Webb, who gave most of the estate land, buildings, and structures to the nonprofit organization currently managing Shelburne Farms. Because of the date of its construction, the Memorial is considered a non-contributing object.

11e. Vanderbilt Webb Memorial Bench. This simple, rough-cut limestone bench was erected in 1980 at the top of Lone Tree Hill (#11a) as a memorial to Vanderbilt Webb, son of estate founders W. Seward and Lila Webb. Because of the date of its construction, the Memorial Bench is considered a non-contributing object.

11f. Lone Tree Hill Reservoir: Concrete water reservoir completely rebuilt in 1988-1989 near the top of Lone Tree Hill (#11a). This reservoir replaced the original reservoir at the same location. Considered a non-contributing structure.

12. Lintilhac House: Wood frame, clapboard cladding, gable roof with slate tiles, 2 stories. Located at the northern end of the property near the shore of Lake Champlain, this private residence faces east and consists of a central, rectangular block with perpendicular dependencies adjoining the north and south ends. Wooden elements are painted white. A single-story, flat-roofed entry portico with a multi-light transom entablature and thin columns protects the main entry door, which is centrally located on the east façade of the central block. The northern dependency protrudes forward from the central block and contains a large garage with a wide, single-bay door opening and multi-light transom above the door. The gable roofs are pierced by numerous, symmetrically placed gabled dormers; windows are also symmetrically placed and consist of various styles of multi-paned sash. Constructed in 1988, the building was designed by Burlington architect Thomas Cullins. The Lintilhac House is not visible from any of the main roads on the property. It is considered a non-contributing building.

13a. Alec Webb House: Wood frame, stucco wall covering, gabled standing seam metal roof, 1 ½ stories. Located at the northern end of the property, this private residence faces south and consists of a rectangular

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block with a gable-front orientation. A redstone chimney stands along the western eave wall and two shed dormers pierce each roof slope. The basement is partially above ground. The house is painted white with green trim elements. Constructed in 1975, the Alec Webb house is not visible from any of the main roads on the estate and does not unduly impact its historic integrity. It is considered a non-contributing building in the Shelburne Farms Historic District.

13b. Alec Webb Barn: Wood frame, vertical board cladding, gabled standing seam metal roof. Located just northwest of the Alec Webb House (#13a) and constructed in 1975, this bank barn has a west facing gabled-front orientation with side-hinged double wooden doors. A second, side-hinged wooden door is in place on the bottom level of the southern façade. Numerous multi-paned windows are also present. A centrally located gabled ventilator rises through the ridge of the roof. It is a non-contributing building.

14. Old Sugar House: Wood frame, vertical board cladding, gabled standing seam metal roof. Constructed in 1987, this former maple sugar house is located near the center of the property on Sugarbush Road west of Lone Tree Hill (#11a) and is currently used for the storage of sugaring equipment. The gable roof slopes for a longer distance to the east of the building where it forms an overhang for the storage of wood. A gabled evaporator-ventilator rises through the ridge of the roof. An entrance door is located on the house's southern façade and a smaller access door is located on the northern façade. Due to its date of construction, the Old Sugar House is a non-contributing building.

15a. Market Garden: The Market Garden is an approximately 2-acre rectangular plot of cleared and cultivated land located near the center of the property on Sugarbush Road west of Lone Tree Hill (#11a). Part of the garden complex, the Market Garden is bordered by woodlands and the Farm Trail walking trail (#5) to the east and south and located south of the Greenhouse Ruins (#15b) and Modern Greenhouses (#15c-e) and west of the Garden Cottage (#15f). Established by 1889, the plot was known simply as "the garden" and was equipped with a ceramic tile drainage system similar to that installed in the estate's major pastures. It served as a kitchen garden for the estate, supplying fresh produce for the Webb family's residences at Shelburne Farms and in New York City, the Adirondacks, and Florida. Produce grown in the garden during the period of significance, c. 1887-1936, included spinach, carrots, celery, cabbage, parsley, lettuce, cauliflower, beets, kale, radishes, raspberries, peaches, and parsnips.

Soon after Lila Webb's death in 1936, the garden complex was abandoned and the Market Garden plot ceased to be planted. During the 1950s the plot was used as a calf pasture. After the nonprofit was founded in 1972, the garden was reestablished on its original site as the Market Garden to serve as the focus for an educational summer camp and generate income to support the organization. Today, the Market Garden is a certified organic garden that supplies the restaurant at the Inn at Shelburne Farms with most of its fresh produce, yielding many of the same fruits and vegetables planted during the period of significance. The Market Garden is considered a part of the overall contributing site.

15b. Greenhouse Ruins: Brick foundations, sidewalls and chimney are all that remain today of the 25,000 square feet of greenhouses built between 1889 and 1900 directly to the north of the open-air Market Garden (#15a). Part of the estate's garden complex, the L-shaped greenhouses were attached to a shed behind the Garden Cottage (#15f). Smaller greenhouse sections ran parallel to the main portion and were connected by short ells. Roughly triangular in profile, the greenhouses possessed glass walls and roofs supported by iron frames resting upon partially above-ground brick foundations. Based on historic photographs, the walls likely measured approximately 3 feet tall, and the structures consisted primarily of the sloped glass roofs. One roof slope rose higher than the other to form an overhang at the peak. Ventilation windows were located directly

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below the peak and operated by hand cranks located at chest level inside the greenhouses. The greenhouse interiors also featured packed earthen floors, exposed bundles of piping for steam heat, and wooden plank walkways leading past raised wooden planting beds. Wooden frame doors with glass lights connected the greenhouses to each other at the gabled ends of the structures.

During the period of significance, c. 1887-1936, the greenhouses supplied vegetables, fruits, flowers, and other plants for the Webb family's residences at Shelburne Farms and in New York City, Florida, and the Adirondacks. Palms, ferns, roses, violets, gardenias, calla lilies, lilies of the valley, violets, and chrysanthemums, among others, were grown for interior decoration and transplanting in the Shelburne House Formal Gardens (#28). Grapes, asparagus, artichokes, and mushrooms grown in the greenhouses supplemented the fruits and vegetables for the Webb family's dinner table. Soon after Lila Webb's death in 1936, the greenhouses were closed due to a declining need for hothouse plants and exotic vegetables, and the glass sections were heavily damaged in a severe hail storm. The iron frames and remaining panels of glass were dismantled by 1942, and one section was sold to and erected at Gardenside Nurseries on Webster Road in Shelburne, approximately 3 miles from Shelburne Farms.

The Greenhouse Ruins are considered a contributing site.

15c-e. Modern Greenhouses: Steel and wood frame, plastic sheathing. Three modern greenhouses comprised of clear plastic stretched over arched metal and wood frames are located in the garden complex to the northwest of the Garden Cottage (#15f). The greenhouses are long, linear structures with interior growing beds. Due to their date of construction, they are non-contributing structures.

15f. Garden Cottage: Wood frame, clapboard and wood shingle cladding, gambrel roof with asphalt shingles, 2 ½ stories. The house was designed by Robert Henderson Robertson as an employee residence and built c. 1890. Located next to the Market Garden (#15a), it has a clapboarded first floor and a projecting wood-shingled second floor that is under the slope of the roof. The base of the second floor projection is trimmed with a wide, horizontal board. A third projection overhangs the second story; it is also trimmed with a wide, horizontal board. The house has a gambrel-front orientation that faces west. Recessed porches are located at both the north and south corners of the front façade and 1 ½-story gabled wings project from the north and south façades at the rear of the building forming a "T" ground plan. Eyebrow dormers pierce each lower roof slope toward the front of the building, and a chimney rises through the north slope of the roof at the rear of the house. Clapboards and trim are painted white and wood shingles are stained brown. Window placement is asymmetrical and consists primarily of 25/2 double-hung sash. The Garden Cottage is a contributing building in the Shelburne Farms Historic District.

15g. Garden Cottage Garage: Wood frame, vertical board cladding, gable roof with asphalt shingles, 1 story. Located close to the north side of the Garden Cottage, the garage is a single-bay structure with double, side-hinged doors on its west façade. The garage, built in c. 1980, is considered a non-contributing building.

16. Sopher House: Wood frame, clapboard cladding, gable roof with asphalt shingles, 2 stories. Constructed in 1987, this private residence is located in the southwestern portion of the property and consists of a compound plan house with a projecting bay, variably shaped windows, and two large brick chimneys. Several sliding glass doors open on to large wood decks with simple wood balusters. The house is painted gray with white trim. Set among mature trees, the Sopher House is not in the vicinity of any of the main roads or buildings on the property. The building is considered a non-contributing building.

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17a. Seward and Karen Webb House: Wood frame, wood shingle cladding, hipped roof with slate tiles, 1 ½ stories. Constructed in 1994-95, this private residence was designed by architect Martin Tierney to be compatible with the historic Shingle-style buildings on the property. The house is located in the western portion of the property, within the treeline north of the garden complex. It consists of a 1 ½-story main block with a complicated hipped roof and a gabled dormer over the primary, southern entrance. A single story, 2-bay garage with gable roof is attached to the southwest corner of the house. Two interior brick chimneys rise through the northern roof slope. Due to its date of construction, the Seward and Karen Webb House is a non-contributing building.

17b. Seward and Karen Webb Guest House: Wood frame, clapboard and wood shingle cladding, gable roof, 2 stories. This small rectangular private residence was constructed in 1987 and is located to the southwest of the Seward and Karen Webb House. The first story and most of the second story are clapboarded; a portion of the second story, just under the eaves and within the gabled end, are covered with decorative wooden shingles. Variably styled windows are on all sides of the house and a cinder block chimney is in the middle of the house. The guest house is a non-contributing building.

17c. Seward and Karen Webb Horse Barn: Wood frame, vertical board cladding, gable roof with asphalt shingles. This modern horse barn was constructed in 1995 to the south of the Seward and Karen Webb House. It has an attached shed roof supported by wooden poles on its west façade and a wooden cupola rises from the ridge of the roof. The barn has an exterior track sliding wood door and various windows. A fenced horse corral is adjacent to the west side of the building. The horse barn is a non-contributing building.

18. Dairy Complex: Wood and metal frames, brick, vertical board cladding and fabric covering, gable roofs with standing seam metal and asphalt shingles. The Dairy Complex represents the most modern and evolutionary enclave of buildings and structures at Shelburne Farms. It consists of a collection of differently-styled and temporally-affiliated barns, a foreman's house and garage, cow pens and yards, corrugated metal feeders, lagoons and storage areas. The complex is located in the northwestern portion of the property along the North Gate Road. Construction of the complex began in the 1950s when several pole-style barns, designed by architect William Cowles, were built at the location and the dairy operations were moved from the Southern Acres Dairy Barn (#41). The pole barns are free stall barns with vertical board siding and irregular gable roofs with one longer slope. Roofs are sheathed in standing seam metal. Several buildings have shed attachments on various façades. An apartment was located above the west-most barn. The barns serve as holding and feeding areas for cows and one building is used for raising heifers.

The dairy foreman's house was constructed c. 1960 and consists of a cross-plan, single-story, wood-frame building with vertical board siding. The house was built to replace the original dairy foreman's house that burned c. 1960. The original house was designed by architect William Cowles and built c. 1952. The roof on the present house is a low pitched gable roof with asphalt shingles. A detached, flat roof single-bay garage is located to the west side of the house.

In 1995, two additional buildings, a milk house and a milking parlor were added to the complex. The buildings consist primarily of modified greenhouses with arched metal trusses and fabric sheathing. One small section of the milk house is of brick construction with a gabled standing seam metal roof.

The newest addition to the complex consists of a 136 feet x 60 feet, rounded-arch "Super Structure" built in 1999-2000. A series of pre-engineered metal trusses rest on pressure treated lumber pillars and the structure is tightly covered with a heavy weight industrial fabric. Mesh fabric is installed in both arch ends to provide

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ventilation. The structure has a poured concrete floor and will serve as a free stall dairy barn. This modern facility replaced a portion of the earlier pole barns, including the portion that contained the apartment.

Due to the dates of construction, the eight Dairy Complex buildings are non-contributing to the period of significance of the Shelburne Farms Historic District.

19a. Garonzik House: Wood frame, wood shingle siding, gable roof with asphalt shingles, 2 stories.

Constructed c. 1985, and updated in 1998, this private residence, formerly referred to as the Rowland House, is located in the northwest quadrant of the property, just south of Orchard Point. It consists of a main block that faces west, toward Lake Champlain, and gabled dependencies at the main block's northern and southern ends. A cross-gabled projection on the central block houses the main entry door. The southern portion of the house has a front porch that wraps around the southern end of the building and forms a screened-in porch at the rear. The entire porch is covered with a standing seam metal roof. The northern end of the house contains a 2-bay garage. The house has two chimneys, numerous multi-paned windows, and hipped roof and shed dormers. Wood shingles are light in color and trim is painted rust and green. Due to its date of construction, the building is non-contributing to the Shelburne Farms Historic District.

19b. Garonzik Garage/Guesthouse: Wood frame, clapboard siding, gable roof with asphalt shingles, 1 ½ stories. Located to the north of, and facing the Garonzik House (#19a), this garage was constructed c. 1992 and consists of a 3-bay garage with a perpendicular, rectangular addition to its north (rear) façade. Windows are in place on the gabled ends of the garage and on the addition. It is a non-contributing building.

19c. Garonzik Garage/Boathouse: Wood frame, wood shingle siding, gable roof, 1 ½ stories. This second garage associated with the Garonzik House (#19a) was constructed in 1997, immediately to the west of the first garage. It is rectangular in plan and has double, side-hinged doors under a gabled dormer, on its south side. The roof is capped by a small cupola. It is a non-contributing building.

20. Opel House: Steel frame, flush board cladding, arched lead-coated copper roof, 2 stories. Located on Orchard Point, along the shore of Lake Champlain at the northwest extent of the property, this modern private residence was designed by Gwathmey Siegel Architects and constructed in 1986. It consists of a series of rectangular forms with elliptical arched roofs and numerous windows. The building is painted white with deep red trim. Although the south end of the building is partially visible from the main road to Shelburne House, the distance and landscaping make it unobtrusive. It is a non-contributing building.

21. North Seawall: Mortar-laid stone wall. The North Seawall was constructed c. 1898 to deter erosion along the shore of Lake Champlain between Orchard Point and Saxton Point. This stone retaining wall supports the embankment where North Gate Road runs adjacent to the lake shore between Shelburne House and the Dairy Complex. It is comprised of cut stone, primarily limestone, and mortar, with poured concrete reinforcements. An associated stone wall, constructed during the period of significance, is located across the road. The culvert, also original, runs under the road and seawall and drains water from Elm Swamp into Lake Champlain just beyond the shoreline adjacent to the North Seawall. Significant repairs were made to the wall in 1993-94. The North Seawall is a contributing structure in the Shelburne Farms Historic District.

22. Teahouse: Wood frame, wood shingle cladding, gable roof with asphalt shingles, 1 story. Located along the shore of Lake Champlain, at the western edge of the property, the house has a saltbox profile, front porch and massive gabled wall end brick chimney. Designed by Robert Henderson Robertson, this small building was constructed c. 1890 as a site for women's activities. During the mid-1900s, the building was called Waveledge

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and was used as a painting studio by Aileen Webb, wife of Vanderbilt Webb. In 1977 it was converted to a guest house and the porch was continued around the west side of the building to connect to stairs that can be run down the steep embankment to the beach below. Now a private cottage, it is rented to guests through the Inn at Shelburne Farms. Currently referred to as the Tree House, the building has also been called the Doll House. The building is a contributing building.

23. Shelburne House: Designed by Robert Robertson as a country residence for W. Seward and Lila Webb, Shelburne House is a sprawling home situated in the center of Saxton Point, a high promontory overlooking Lake Champlain. The present structure incorporates an earlier Shingle-style cottage designed by Robertson for the Webbs as a temporary dwelling and built in 1887-88. Shortly after the initial cottage was completed, Robertson designed numerous modifications and additions combining the Shingle and Queen Anne architectural styles that were implemented between 1891 and 1900. A Kitchen Wing, the current Annex (#24), and a large two-story clapboarded and shingled Servants' Wing were added to the north end of the building by 1896. Several years later, after the Webbs had decided to make the Saxton Point building their permanent country residence, the Annex was detached and moved towards the north to its present location to make way for a 3-story brick addition containing a formal dining room and guest bedrooms. Finally, a third story was added to the original cottage, the cottage façade was bricked over, and the cottage interiors were renovated. By 1900, the 1888 cottage was so heavily remodeled that little of its original architectural detailing remains visible.

In its final form, Shelburne House resembles an Elizabethan Tudor Revival, 3-story "Y"-shaped mansion with the main façade oriented towards Lake Champlain. The house is articulated with three distinct surface treatments: the first floor of the northern section and the first and second floor of the older southern section are brick with tinted mortar and the second floor of the northern section and the two polygonal towers are brick with white mortar and pseudo half-timbering at the gabled peaks. The dormers are infilled with rough stucco and decorative half-timbers. Due to its extremely deteriorated condition, the majority of the wooden Servant's Wing was dismantled in 1986. A new façade reminiscent of the earlier Shingle-style Kitchen Wing was constructed for the retained southern portion of the Servants' Wing. This new façade is clad with wood shingles and has decorative half-timbering in its gable peak.

The complex roof system is sheathed with black slate and irregularly pierced by various towers, bays, dormers and compound chimneys with corbelled caps. Circular 1-story porches with conical roofs open off the library at the southern end of the building and the billiard room at the north end. A gabled porte-cochère is the primary entrance at the southwest corner of the house. The exterior of the mansion is exuberantly embellished with architectural ornament including carved hammer beams, molded cornices, egg and dart molding, denticulated string courses, carved marble panels (one of which has the date 1899 A.D.), bay windows, oriels, towers and windows with varying sash patterns (leaded beveled glass, stained glass, Queen Anne sash, diamond sash, and plate glass) and numerous window configurations.

The interior of Shelburne House is as resplendent as the exterior and retains its historic floor plans. There are eight first-floor public rooms, the majority of which retain their original historic function. The rooms that function in their historic capacity include a living hall, library, another living area, a sporting equipment storage room, marble dining room, and billiard room. The first-floor kitchen and pantry areas also function in their original historic capacity. Other first-floor rooms include a reception area that originally served as a morning or smoking room, and an east dining room that was Dr. Webb's office. Numerous exterior doors in many of these first-floor rooms provide convenient access to and views of the lawn, formal gardens, and lake.

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The majority of the second- and third-floor rooms in the house also retain their original functions. Most of these rooms served as private bedrooms for the Webb family and their guests. Lila and her son J. Watson Webb's second-floor sitting rooms now function as guest bedrooms, as does Dr. Webb's former dressing room on the third floor and a nanny's bedroom on the second floor. The large third-floor children's playroom still functions in that capacity today. Likewise, many service areas remain intact with their historic features and still perform similar functions. These areas include two cedar closets, three maids' closets with sinks and shelving, and two servants' bedrooms. A dumbwaiter servicing the second and third floors remains in place but is now unused. A sewing room and a trunk room, both on the third floor, are currently used for a staff bedroom and office, respectively. Some additional bathrooms have been added to these floors to accommodate the house's use as an inn; however, these additions have not significantly altered the interior floor plans or use of space.

Throughout the entire interior of the building, original historic hardware, wood paneling, finishes, doors and windows have been retained and significantly contribute to the building's integrity. Twenty-three historic fireplaces with original marble and ceramic tile surrounds were also preserved. Necessary alterations, such as the addition of fire safety systems, were sensitively installed and do not detract from the historic character of the interior. The rooms retain approximately 75% of the original furnishings and during the renovation many of the original wallpaper patterns were reproduced to match the historic papers.

Shelburne House is a masterpiece of Victorian craftsmanship, both on the exterior and interior, and it is the finest example of its type in Vermont, on what is perhaps Vermont's most scenic estate. The house is a contributing building in the Shelburne Farms Historic District.

24. Annex: Wood frame, clapboard and wood shingle cladding, hipped and gabled roofs with asphalt shingles, 2 ½ stories. Located just northwest of Shelburne House (#23), the Annex was designed by Robert H. Robertson and constructed in 1891 as the first wing addition to Shelburne House. The building was originally attached to the northwest façade of Shelburne House via a single-story ell with a roof balcony. Between 1899 and 1900, the Annex was detached from the main house and moved to its present location. Renovations to the Annex occurred shortly after its relocation and included the addition of a squash court, likely completed by 1902.

Constructed in a combination of the Queen Anne and Shingle styles, the Annex is an L-shaped building with clapboard sheathing on its first story, and patterned wood shingles covering its slightly protruding second story. Both clapboards and shingles are painted red, and trim elements are painted a dark charcoal green color.

The Annex rests on a stone and mortar foundation. The main block has a hipped roof and the squash court wing has a steeply pitched gable roof. Eave overhangs are wide on both sections of the building; large decorative brackets support the eaves on the squash court wing. The roof line on the main block is broken by large gabled dormers, eyebrow windows and a polygonal projection on its former main façade. A brick chimney stands along the northwest wall of the main block and rises through the roof slope there. A second, more modern cinder block chimney rises through the western slope of the roof, close to the ridgeline.

Wall façades are irregular with cantilevered oriel windows, varying decorative trim, and the overhang of the second story. The primary façade, which is now the rear of the building, has a small recessed porch that protects the former main entrance door. Fenestration on all façades of the main block is asymmetrical. Windows throughout the house are varied and include numerous styles of multi-paned Queen Anne sash. The squash court wing is a long, rectangular box that juts out from the northern end of the main block to form the L-shape of the building. Three contiguous, rectangular 16-paned windows lie under the eaves on each long side of the wing and are operated by metal wheels located inside the building. More modern windows have

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been added to the lower level of the wing and a modern shed roof garage has been constructed on its northern gabled end.

The interior of the Annex retains its original floor plans and the building preserves most of its historic hardware, woodwork, doors and windows. When built, the building contained numerous service areas, including a new kitchen and food storage rooms, and provided guest bedrooms and several bedrooms for male servants. It also contained a smoking room. After its relocation, the Annex was used for sporting activities and staff accommodations. Today, the building contains two separate staff residential units (one on each floor), along with the squash court that is used for storage and as a work space for the grounds crew.

Because the Annex was detached from Shelburne House prior to extensive renovations that altered the original exterior Queen Anne/Shingle-style character of the house, the Annex survives as a wonderfully preserved example of Shelburne House's early historic appearance and it documents a significant stage in the architectural evolution of the main house. The Annex is a contributing building in the Shelburne Farms Historic District.

25. Pottery: Wood frame, clapboard and wood shingle cladding, gable roof with asphalt shingles, 1 story. Located just north of Shelburne House (#23), the Pottery was constructed c. 1945 and used as a pottery shed by Aileen Webb. The building rests on a concrete foundation, is basically square in plan, and has wide eave overhangs with exposed rafter ends. It is covered in clapboards, except for the gabled ends, which are adorned with decorative wood shingles with small fan-shaped ventilators and radiating matchboards. The Pottery was modernized in c. 1985 and is currently used as a guesthouse for the Inn at Shelburne Farms. Due to its date of construction, it is a non-contributing building.

26. Wildflower House: Wood frame, vertical board siding, gable roof with asphalt shingles, 1 story. Constructed in 1960 at the northern end of the Shelburne House Formal Gardens (#28) on the northernmost point of Saxton Point, the Wildflower House was designed by architect William Cowles for Aileen Webb. It was formerly called the Mrs. Vanderbilt Webb House or Grandma's House, and is often referred to as the Glass House. An addition to the original house was built in 1977. This private residence is comprised of rectangular forms with large, single-paned windows, and a glass encased porch that overlooks Lake Champlain. Due to its date of construction, the house is a non-contributing building.

27. Shelburne House Lawn: The Shelburne House Lawn is an approximately 10-acre expanse of trimmed grass occupying the Saxton Point promontory and containing Shelburne House (#23), the Teahouse (#22), the Annex (#24), the Pottery (#25), the Wildflower House (#26), the Shelburne House Formal Gardens (#28), and Chimney Point (#29). It extends from low-lying sections bordering North Gate Road and Elm Swamp on the east to rocky cliffs overlooking Lake Champlain on the north and west and a sloping hillside bordering Dock Bay and the South Seawall (#30a-b) on the south. Three operable water hydrants installed c. 1890-1910 and one modern hydrant on an original hydrant site are located on the Lawn and are connected to the original water lines running from the Pump House (#31a) up to Shelburne House, the surrounding buildings, and the gardens.

Planted as an apple orchard when the Webbs purchased the property, the Shelburne House Lawn was gradually cleared of apple trees during the 1890s and 1900s as Shelburne House and its surrounding buildings were constructed and expanded. The Lawn has functioned primarily as a recreational space from the late 1880s to the present.

The Lawn's greatest uninterrupted expanse is located on the western and southern sides of Shelburne House, where it remains relatively flat with a gentle slope toward the lake at its edges. A honey locust, a linden, and a

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maple tree replaced original elm trees planted singly in front of the west façade of Shelburne House c. 1970. During annual summer concerts performed by the Vermont Mozart Festival on the South Porch of Shelburne House, public audiences sit on this section of the Lawn. Croquet and other lawn games are still played in this area, and wooden and wicker outdoor furniture are placed in small groupings much as they were during the period of significance, c. 1887-1936.

The western and southern edges of the Lawn adjoin small stands of cedars, other mixed softwoods, and fruit trees growing along the cliffs overlooking Lake Champlain. A narrow footpath at the cliffs' edges leads walkers up from Dock Bay past Chimney Point, a modern tennis court with a har-tru surface, and Formal Gardens. The path provides views of the Lawn, Shelburne House, Lake Champlain, and the Adirondack Mountains. Modern wooden rail fences bordering the cliffs to protect walkers represent in-kind replacements of the original fences on the same sites.

On the east side of Shelburne House, the Lawn descends in a series of rolling steps to North Gate Road. At its lowest level, the Lawn features a wide, flat section that currently serves as the site of an annual dressage performance. This section is the site of the original 9th green of the Shelburne Farms Golf Links and was cultivated as a 'victory garden' during World War II. The eastern section of the Lawn is bisected by two branches of the one-lane House entrance drive. The southwest branch of the entrance drive leads from North Gate Road past a stand of lilac trees planted c. 1900, makes a tight curve to the north at the site of a c. 1890 circular flower bed, and ends in a cul-de-sac after passing through the House's Porte-Cochère. The northwest branch of the entrance drive leads from North Gate Road past a modern, grass-covered septic field installed c. 1985 to a small dirt parking area directly north of Shelburne House. Two shallow terraced hills, the site of the 9th hole and 1st tee of the Golf Links, lie above the lilacs to the south of the northwest branch of the entrance drive.

The Shelburne House Lawn is a part of the overall contributing site in the Shelburne Farms Historic District.

28. Shelburne House Formal Gardens: The Shelburne House Formal Gardens are located on Saxton Point adjacent to the Shelburne House Lawn (#27), Shelburne House (#23), and the Annex (#24) on a ledge outcropping above Lake Champlain. Comprising approximately 2 acres, they feature unexcelled views of the lake and the Adirondack Mountains to the west. The Gardens were designed in the Italianate style by Lila Vanderbilt Webb, with assistance from the Shelburne Farms Farm Manager Edward Gebhardt, over a period of 10 years, c. 1905-1915. They replaced an earlier parterre garden also designed by Lila Webb c. 1890-1905 for the same site.

The Formal Gardens are arranged in an axial plan featuring a series of terraced levels containing garden rooms separated by low mortar-laid brick walls with flat concrete tops and poured concrete walls and steps. Each garden room features a different theme and plantings. The walls and rooms are punctuated by concrete and marble benches, statuary, and planters primarily purchased in Europe by Lila Webb and dating from the late nineteenth and early twentieth centuries.

The main entry for the Gardens is a series of wide concrete steps leading westward down from the Shelburne House Lawn to a grassy center court, from which the Rose Garden, Lily Pool, Balustrade, Peony Garden, and Grande Allée radiate from south to north. A pair of marble crouching lions holding shields stand on the wall corners at the main entry, and a group of concrete flower and fruit baskets are placed on brick walls at the entries to the Grande Allée and Rose Garden. Two marble benches consisting of slab lintel tops supported by two relief-carved bases stand against the brick walls on the southern and western ends of the center court. The

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Rose Garden, adjoining the center court on the south, was completed c. 1913 and contains hybrid pink, yellow, and white tea roses arranged in a formal square. A reproduction of the original marble sculpture depicting a small boy holding a fish stands in the center of the square. The L-shaped Peony Garden is located northwest of the center court below the Grande Allée and features descendants of the original pink Queen Elizabeth peonies purchased by Lila Webb for the area.

The Lily Pool and Balustrade, completed c. 1914, are located to the west on the lowest level of the Gardens, a semicircular lawn two terraced levels below the center court. They are accessed by a pair of concrete stairways that descend to the south and north, turn at right angles at landings, and then descend to the west onto the lawn. The semicircular Lily Pool is situated at the base of a tall brick retaining wall between the two stairways and contains pink and white water lilies and goldfish. A marble lion's head fountain is embedded in the retaining wall and trickles water into the Pool, which is surrounded by a bed of Siberian and Japanese irises. The concrete Balustrade is located at the edge of the cliff overlooking Lake Champlain and mirrors the pool's shape. It features sections of balusters between rectangular posts topped with ball finials. Due to erosion, portions of the Balustrade have fallen into the lake during the last 30 years; these have been replaced with unobtrusive modern wooden fencing painted dark green to blend with the surrounding grass.

The focal point of the Gardens, the Grande Allée is a wide grass lane bordered on each side by herbaceous beds planted in an English cottage garden style. Located to the north of the center court, the Grande Allée contains approximately 75 varieties of perennials and several varieties of annuals planted in a color sequence, from cool blues and purples on the ends of the beds to warm yellows, oranges, and reds in the centers of the beds. The Grande Allée is in bloom from May to October. Plantings include delphiniums, poppies, iris, daylilies, lamb's ear, snapdragons, foxglove, asters, daisies, coreopsis, geraniums, sage, catmint, yarrow, larkspur, hollyhocks, thistles, phlox, and bluebells. A three-foot-tall marble birdbath, featuring standing boy figures holding up a scalloped bowl, is located in the center of the Allée at its northern end, where it intersects with the Enchanted Forest and North Garden.

The Enchanted Forest, a wooded section of the Formal Gardens, is entered from the north end of the Grande Allée and extends northwest along the cliffs above Lake Champlain to the lawn of the Wildflower House (#26). Sponsored by J. Watson Webb, Jr., a descendant of W. Seward and Lila Webb, the Enchanted Forest consists of winding paths amidst cedars, pines, and horse chestnuts. One path connects the Lily Pool and Balustrade level with the Enchanted Forest. This garden occupies the site of Lila Webb's Wild Garden, a similarly wooded garden that featured daffodils, tulips, and lilies of the valley growing amidst forsythia, lilacs, honeysuckle, spirea, and hardwood and softwood trees. Although it deviates in plantings from the original Wild Garden, the Enchanted Forest incorporates many of the original trees. The Wild Garden's marble fountain, featuring a life-sized sculpted nude woman combing her hair surrounded by a circular basin, remains on its original site, currently part of the Wildflower House's lawn.

At the northern end of the Garden at the head of the Grande Allée, a series of concrete steps leads to the semicircular North Garden. It is bordered by a five-foot-high semicircular brick wall, along which small perennial beds, espaliered pear trees, and small cedars grow. The North Garden originally contained a large curved North Pergola set against the center of the brick wall in front of an oval Reflecting Pool and surrounding perennial beds, all completed c. 1915. Portions of the Pergola blew down in high winds in the 1950s, and the structure was dismantled in the early 1970s. The Reflecting Pool was filled in during the early 1950s, and an herb garden was planted on the site in 1980. The North Garden retains several elements dating from the time of its construction, including the brick wall border, a variety of hollyhocks planted in the perennial beds, and the Pergola's square stone tile flooring.

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During the period of significance, c. 1887-1936, the Shelburne House Formal Gardens served as a focal point for the Webb family and their guests, hosting formal and informal gatherings as well as providing a peaceful spot for relaxation and introspection. The Gardens were also open to the public on an annual basis during their peak flowering time. After Lila Webb's death in 1936, the Gardens were maintained on a reduced level as both limited staffing and financial means allowed. In the 1940s the Grande Allée and Rose Garden sections were replanted with yew hedges and hostas, and the lawn adjoining the Peony Bed was partially replanted with rectangular rose beds. An original terraced stairway bordered with perennial beds, which led east from the north end of the Grande Allée up to the North Porch, was removed by the 1950s and regraded to sloping lawn. The original South Pergola, on the lowest level southeast of the southern staircase, was dismantled by the late 1950s.

Restoration of the core section of the Gardens began in 1981 and continues to the present day. To date the Rose Garden, Lily Pool and Balustrade, Peony Bed, and Grande Allée have been restored to their original configuration and replanted with many of the same flower varieties grown during the period of significance. Elements of the original design and plantings remain intact in the North Garden and Enchanted Forest, and the Gardens retain their original architectural features and objects throughout.

The Shelburne House Formal Gardens are considered a part of the overall contributing site in the Shelburne Farms Historic District.

29. Chimney Point: An approximately 10,000-square foot site located on a ledge point on Saxton Point overlooking Lake Champlain, Chimney Point primarily consists of a red brick chimney and yellow brick fireplace with a rounded arch fireplace opening. These structural remains represent the sole remnants of an octagonal gazebo constructed c. 1890 and utilized by Dr. Webb and his male guests for activities such as poker and skeet shooting. The National Register nomination refers to the remains at the site as the Tea House Chimney. The gazebo burned in the spring of 1978, leaving the chimney stack and fireplace. The site is considered a contributing object.

30a. Dock Bay: A semicircular cove in Lake Champlain approximately 550 feet wide at its mouth, Dock Bay is located south of Saxton Point and bordered by the Shelburne House Lawn (#27) to the north and North Gate Road and the South Seawall (#30b) to the east. At either end of its shoreline, water laps against tall rocky cliffs with overhanging softwoods. In between lies a pebbled beach and the South Seawall. Dock Bay averages a depth of 20 feet, with approximately 2 feet of the Seawall underwater year-round.

During the period of significance, c. 1887-1936, Dock Bay fulfilled a recreational function and served as part of the estate's infrastructure. It was dredged c.1901-2 while the South Seawall and Coach Barn (#32) were under construction to provide a deeper harbor for the Webb family's boats. Currently unused, the original main intake pipe for the estate's water system runs underground from the Pump House (#31a) out into Dock Bay. At its terminus in the open lake, the pipe rises 16 feet from the bottom inside a wooden crib.

Dock Bay was the center of the estate's recreational boating activities. A massive 250-foot-long wooden dock extended southwest from the bay's beach area into the open Lake and was large enough to accommodate the Webb family's 147-foot oceangoing yacht the *Elfrida*. A wooden boathouse built on the shore end of the dock housed yachting equipment, smaller sailing vessels, and rowboats. In addition, a wooden diving platform was anchored in the center of the bay. The boathouse was dismantled by the 1940s and the dock was abandoned and allowed to fall into disrepair by the 1950s. Much of the dock's base is still visible in low water.

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The other natural and manmade features of Dock Bay, including the intake pipe, the South Seawall, the beach, and the cliffs remain intact, and the Bay retains its function as a site for recreation. Today educational program participants and Inn guests use the Bay as a site for boat access and swimming. Dock Bay is considered a contributing site in the Shelburne Farms Historic District.

30b. South Seawall: Mortar-laid stone wall with poured concrete reinforcements. The South Seawall was constructed c. 1901-02 to deter erosion along the shore of Lake Champlain in a cove immediately south of Saxton Point. The stone retaining wall supports the embankment where the North Gate Road runs adjacent to the shoreline as it approaches the Coach Barn (#32). It is primarily comprised of cut stone, mostly limestone, and mortar. Extensive repairs were made to the wall in the late 1950s. It was repaired again in the late 1970s, before a major reconstruction was carried out in 1994. The South Seawall is a contributing structure in the Shelburne Farms Historic District.

31a. Pump House: Wood frame, plywood walls, gable roofs with metal and asphalt shingles. The Pump House consists of a single-story main portion constructed of plywood walls with a metal roof. A low attachment to its southern wall has plywood walls and an asphalt shingle roof, with a peak only 3 ½ feet off the ground. Both portions of the building rest on a concrete foundation. Located near the shore of Lake Champlain, south of Shelburne House (#23) and adjacent to Dock Bay and the South Seawall (#30a-b), the current Pump House was erected c. 1970 after the original Pump House burned in the mid-1960s. The original pump and valves remain in place inside the new structure but are currently disconnected. An electric pump inside the house pumped water from a pipe in the lake to the reservoir located on Lone Tree Hill. Today water from the municipal water system is gravity-fed to the buildings on the property, and the Pump House is no longer in operation. Due to its date of construction, the pump house is a non-contributing building.

31b. Pump House Garage: Wood frame, vertical board siding, gable roof with asphalt shingles. This two-bay garage with double sliding overhead doors was constructed in 1970 and is located to the east of the Pump House. It rests on a concrete foundation. The garage is a non-contributing building due to its recent date of construction.

32. Coach Barn: The Coach Barn is another of the four main historic buildings at Shelburne Farms. Completed in 1902, it represents Robert Robertson's last major effort at Shelburne Farms. The Coach Barn is located near the shore of Lake Champlain at the western edge of the property south of Shelburne House (#23). It replaced a carriage barn and surrounding outbuildings that preexisted Shelburne Farms and were renovated in the late nineteenth century for the Webbs.

The brick building with red tinted mortar has a central open courtyard enclosed on four sides. The enclosure is formed by the southern rectangular main section of the barn, two rectangular perpendicular wings that extend north, and a third northern rectangular section that joins the wings and contains an entrance arch and gate. A free-standing wooden stave silo constructed in the early 1950s is located immediately south of the Coach Barn. Massing is complex and asymmetrical, but balanced by long, low roof planes, symmetrically placed windows, and repeated forms. Hipped and gabled roofs sheathed in black slate are pierced by gabled and eyebrow dormers and capped by three cupolas, one of which is a dovecote resembling a Chinese paoh-tah. The roofline is also broken by numerous cross-gables. Most of the gabled peaks on the building have decorative half-timbering filled with rough stucco. The gabled peak on the southern portion of the barn, facing into the courtyard, contains a large Howard clock with Roman numerals. A massive brick chimney rises through the west slope of the roof on the east wing.

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The main entryway to the barn faces north and consists of a large compound arch through a centrally located cross-gable on the northern section of the building. The compound arch is formed by eight progressively smaller bands of brick. Ornate, double side-hinged cast iron gates are attached to the interior of the archway.

Façades within the courtyard have eight door openings. The exterior has only one historic doorway located on the south side of the main block. This door is not original to the barn but was likely added shortly after the building's construction. A second double-door entry was added to the exterior on the east wing during renovations to the barn in 1995. The interior courtyard doors consist of paneled or vertical board double doors, some with ornamental brass hinge-plates. All but one of these door entryways consist of elliptical arches; a doorway on the north section is square. The doorways are surrounded by decorative brick work. The half of the north section to the west of the entry arch is an open bay.

Windows occur singly, in pairs, and in threes and consist of multi-paned side-hinged casement sash and double- and single-hung sash. Most window tops have curved arches; some, especially on the second story, have flat tops. The sills are finely tooled stone and the windows are surrounded by the same decorative brick work as the doors. A single, purely decorative round window is in place on the north end of the west wing; a structural brick wall is located immediately behind the glass in this window.

Historically, the Coach Barn provided accommodation for the Webb family's riding and carriage horses, carriages, sleighs, harnesses and saddlery, dormitory-style rooms for grooms, and hay lofts. The east wing retains the original horse stalls and is used periodically to stable horses. The second story of this wing is still used as a hay loft. The main southern section of the barn preserves the original floor plan, which consists of a brick-floored washroom with built-in drains flanked by carriage and tack storage rooms. The washroom contains a still-operable freight elevator that was used to raise and lower carriages and sleighs to the second-story storage area. Many rooms retain the original heat radiators, which are wall-mounted. Today, this section of the Coach Barn is used for large group gatherings, exhibits, conferences, and special events. The small residential rooms on the second floor have not been altered and currently provide storage space. A larger, multi-roomed residential area on the second floor has been rehabilitated into staff housing. Horse stalls in the west wing have been removed to create a large open space; the hay loft above remains intact. The north wing has not been altered and retains its historic function as a storage area for vehicles.

One of the four main historic buildings at Shelburne Farms, the Coach Barn was an integral resource to the operations at Shelburne Farms during the estate's period of significance. It is a contributing building in the historic district.

33. Coachman's House: Brick and wood frame, gable roof with slate tiles, 2 ½ stories. Located near the shore of Lake Champlain at the western edge of the property, immediately to the west of the Coach Barn (#32), the Coachman's House was designed by Robert Henderson Robertson and built c. 1902.

Cruciform in plan, with one rectangular section running north-south and the other bisecting it east-west, the house has a brick and red tinted mortar first story with rough stucco and decorative half-timbering above. A large corbelled brick chimney is at the center of the roof. The main entry door is located on the northern eaves side of the building and is protected by a small entry porch. A second single-story porch, enlarged with a deck in 1998, is located at the rear entrance to the house, at the southeast corner of the building. The 1942 *Sanborn Insurance Map* depicts another single-story porch, located on the southwest corner of the building, which is no longer extant. Windows on the first story are round arched; the gabled peak of the north façade has an oriel

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window, and the second story at the gabled end of the south façade has a bay window. Brick window surrounds and quoins on the house match the decorative brick work on the Coach Barn.

Directly associated with the Coach Barn, the house served as the Head Coachman's residence and provided dining space for the stable hands who lived in the dormitory-style rooms at the Coach Barn. Today, the first floor of the dwelling is used as office space, and the second floor serves as a staff residence. The Coachman's House is a contributing building in the Shelburne Farms Historic District.

34a. Orchard Cove House: Wood frame, vertical board siding, gable roof with asphalt shingles, 1 story. Located near the shore of Lake Champlain, the house, also known as the Marshall and Katie Webb House, was designed by architect William Cowles and constructed in 1963. The gabled roof extends beyond the main block of the house to form a full-width front porch over the northwest facing front entryway. A 2-story hipped roof addition was constructed at the east end of the building in 1998. This private residence is not visible from the rest of the farm. Due to its date of construction, the Orchard Cove House is a non-contributing building.

34b. Modern Shed: This small 1-story horse shelter constructed c. 1993 is located to the east of the Orchard Cove House (#34a). The shed is a non-contributing building.

35. South Gate: Mortar-laid redstone gate posts and walls with white limestone caps and ornate double wrought iron gates attached to the top of the posts, and anchored in the ground. Small iron balls are attached to the peaks of the limestone caps on top of the posts. Located along the eastern boundary of Shelburne Farms on the west side of Harbor Road, the South Gate was one of two main entrances to Shelburne Farms when constructed c. 1895-8. Historically and today it provides entry to the Southern Acres portion of Shelburne Farms. The gate is considered a contributing structure.

36a. Southern Acres Gatehouse: Wood frame, wood shingle cladding, gable roof with asphalt shingles, 2 ½ stories. Located at the South Gate entrance to the Southern Acres portion of Shelburne Farms, this c. 1890 cottage was designed by Robert Henderson Robertson as an employee residence. The house rests on a mortar-laid redstone foundation and is square in plan with a cantilevered gabled-front orientation. Rafter ends are exposed under the cantilever and under the wide eaves overhang of the roof. Embellishments to the cladding include a double row of imbricated, end-modified shingles forming a frieze below the cantilever and a lintel course at the second-story window head level. Shingles are brown and trim work is painted white. A recessed porch located at the south corner of the house has been enclosed, some of the fenestration has been altered, and an enclosed porch has been added to the north end of the building. Due to a fire in 1993, most of the wood shingles, trim work, windows and doors were replaced, along with interior elements. These replacements were done in kind and do not significantly affect the building's original character. The Southern Acres Gatehouse is a contributing building in the Shelburne Farms Historic District.

36b. Garage: Wood frame, wood shingle cladding, gable roof with asphalt shingles, 1 story. This 2-bay garage, built c. 1950, stands approximately 50 feet to the north of the Southern Acres Gate House (#36a). The building rests on a stone foundation, and its brown shingles and white trim match the Gate House finish scheme. Due to its date of construction, it is a non-contributing building.

37. Yellow Ranch House A: Wood frame, clapboard siding, gable roof with asphalt shingles, 1 story. Constructed in 1960 as one of three similar houses built for farm workers, this modern ranch house is located in the Southern Acres portion of the property. It consists of a rectangular main block with a centrally located cross gable that contains a large picture window and the front entrance door. The building faces west and the

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southern end of its main block is a single bay garage. A brick chimney rises through the western roof slope. It is a non-contributing building.

38. Yellow Ranch House B: Similar to #41, but faces northeast. It is a non-contributing building.

39. Yellow Ranch House C: Similar to #41, but faces east. It is a non-contributing building.

40. Breeding Barn: The Breeding Barn is one of the four major buildings designed by Robert Henderson Robertson on the Shelburne Farms estate. Originally called the Ring Barn, the building was completed in 1891 and is said to have possessed the largest unsupported interior space in the United States for forty years after its construction. It is the primary building in the Southern Acres portion of the property.

The Breeding Barn consists of a 418 feet long by 107 feet wide rectangular main section with a centrally located, rectangular extension at the rear (south side) of the building. The 2-story wood frame building is clad in wood shingles and rests on a combination mortar-laid redstone and concrete foundation. The complex hipped roof, punctuated by numerous, variably-styled dormers and a large lantern, has long, wide slopes that dominate the exterior. The extension at the rear of the building has a ventilator-cupola that rises from the ridgeline of the roof. The entire roof is sheathed in two acres of standing seam copper and it has decorative brackets under its wide overhang.

Positioned at the center of the roof on the main block, the lantern is the highest element on the barn. It has a pyramidal hipped roof that is broken by two diminutive eyebrow windows on each face. Each wall of the lantern contains a row of four, multi-paned windows that have curved arch tops. The walls of the lantern gently splay where they touch the roof.

Dormers on the north and south slopes of the roof over the main section of the barn are gabled and occur in various styles and in distinctive groupings. Each of these roof slopes has three major dormers, two double dormers, and six minor dormers. The dormers are symmetrically placed across each roof slope. The gabled walls of the large dormers consist primarily of glazing. Double dormers have projected pediments with curved arch fenestration that penetrates the pediment. The side walls of these dormers curve slightly as they meet the roof below. The six minor dormers mimic, in a smaller scale, the double dormers located above them. Dormers on the east and west slopes of the roof consist of one major dormer with two smaller dormers positioned below. The smaller dormers are of the same style as the double dormers on the north and south roof slopes. Dormers on the extension include major gabled styles and eyebrow windows.

The front, north façade has a centrally located projecting entry arch with a hipped roof pierced by three small eyebrows. Additional, symmetrically placed doors are spaced along the wall to either side of the entry arch, as are numerous paired, multi-paned, double-hung sash. This entire façade is clad with straight-end wood shingles; two rows of rounded-end shingles divide the first and second stories. The east and west façades have the same wood shingle covering, though the west wall has additional rounded end shingles within three decorative wood arches. Windows on these façades consist of paired, multi-paned double-hung sash; the east façade also has small round windows. The south façade has clapboards on its bottom half and on the centrally-located extension. Windows on the south façade and on the extension are similar to the double-hung windows located on the other façades. This rear side of the barn has several door openings as well.

The interior of the Breeding Barn is an enormous cathedral-like rectangular space that measures 375 feet long by 85 feet wide. This space is capped by the lantern that begins about 55 feet above the floor of the barn and

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rises from the peak of the roof. The glass lantern and the large glazed gabled dormers illuminate the interior of the barn with natural light. An exposed metal king post truss system and tie rods reinforce the long wood spans that support the enormous roof planes. Historically, the interior space at the ground level included a riding ring surrounded by at least 80 box stalls. These stalls existed in structural bays that are expressed on the walls of the interior. Only a small portion of the stalls remain today. Immediately above the stalls are linear spaces that served as haylofts. Small doors allowed hay to be dropped to the stalls below. As the walls rise up to the eaves, they are decorated with vertical and diagonal boards that evoke the Stick style. Other decorative elements are found on the bays and include round, multi-paned windows capped by wooden arches. The extension at the rear of the barn contained the harness room and storage space for breaking carts, light wagons, and other implements used for exercising the horses, along with grooms' quarters.

Dr. Webb intended to use the Breeding Barn to crossbreed imported English Hackney horses with Vermont stock to create a horse strong enough to pull a plow yet elegant enough to pull a carriage. This operation was largely abandoned and the majority of the horses sold in 1904 due to a lack of public interest and profits. Southern Acres, including the Breeding Barn, was given in trust to J. Watson and Electra Havemeyer Webb in 1913. In the years following, the barn stabled a few polo ponies and horses kept for the Shelburne Hunt, was used as an interior polo field, stored hay and equipment, and housed a beef cattle operation and the University of Vermont Dairy Farm's replacement herd. During the Breeding Barn's use as a cattle barn, most of the horse stalls were removed and destroyed, and interior pens were installed on the floor of the barn. The cattle operations lasted until 1994.

During the summer of 1996, after Shelburne Farms acquired Southern Acres Farm and the Breeding Barn from the Shelburne Museum, the structure was stabilized with a new foundation poured along 200 feet of the north wall and rotten beams replaced throughout. In 1997, additional stabilization work was completed on the barn including the installation of the copper roof.

Today the barn is used for some storage and occasional special events and is part of a public tour. As one of the outstanding Robertson buildings on the property, the Breeding Barn is a contributing building in the Shelburne Farms Historic District.

41. Southern Acres Dairy Barn: Located just north of, and facing the Breeding Barn (#40), the Dairy Barn was designed by Robert Henderson Robertson and constructed in 1891. The 2 ½-story, rectangular wood-frame building rests on a redstone foundation and is clad with wood shingles. The shingles flare outward at the base of the second story to form a slight overhang; a band of wooden trim runs under this projection to create a belt course. The roof is gabled, with pyramidal, hipped roof sections at each end. The roof is presently covered with tar paper; it is punctuated by a central cupola, symmetrically placed ventilators, and various sized gabled dormers. Larger dormers have double, side-hinged doors and decorative half-timbers and stickwork in their gabled peaks. Smaller dormers have arched, eyebrow-style windows. Each façade has a centrally located single bay entrance; on the south façade of the building this entrance is topped by a gable. A milk shed is attached to the south façade, east of the entrance bay. Both the first and second floors have numerous nine- and twelve-paned fixed windows. On the second floor, these windows occur in a series of three or four that alternate with double, side-hinged doors.

The interior of the Southern Acres Dairy Barn consists of a ground floor that housed horses, and later a dairy herd, and a second floor that provided storage for hay and grain. Each floor consists of an approximately 270-foot-long rectangular space. On the first floor this space is divided into two equal halves by the centrally located, drive-through entryway. The first floor has a poured concrete floor.

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The barn was originally planned as a Brood Mare Barn for the Webbs' Hackney horse breeding activities, listed as a cattle barn on the 1894 *Sanborn Insurance Map*, and referred to as a dairy barn on the 1906 *Sanborn Insurance Map*. The 1942 *Sanborn Insurance Map* shows three silos attached to the northwest corner of the barn; these silos were not original to the barn, and are no longer extant. In 1952, the dairy operation moved to the newly constructed Dairy Complex (#18) near Shelburne House, and from that time until the present the barn was used primarily for storage. Shelburne Farms acquired the Southern Acres Dairy Barn from the Shelburne Museum in 1994. Much of the barn's copper roof blew off in 1995; it has been replaced temporarily by tar paper. In 1996 the east end of the building was jacked up, a new foundation poured, and rotten structural members removed to stabilize the structure. It is currently used for storage.

As with the other major Robertson barns on the property, the Southern Acres Dairy Barn is a significant piece of architecture, and a significant resource in documenting the agricultural history of Shelburne Farms. It is a contributing building in the Shelburne Farms Historic District.

42a. Tracy House: Wood frame, clapboard siding, gable roof with asphalt shingles, 1 ½ stories. Located in the Southern Acres portion of the property, the Tracy House was part of the existing Tracy family farmstead when the Webbs began purchasing property for the estate in the 1880s. The Beers *Atlas of Chittenden County* shows a building at the location in 1869, indicating that the Tracy House was likely constructed by that date.

The main part of the house is rectangular in shape with a centrally located entrance door on its south, eaves façade that is flanked on each side by two double-hung, multi-paned windows with shutters. Similar windows are in place on other façades. The entrance door is covered by a small, gable-roof portico. Attached to the north side is a single-story extension that runs the length of the building; it has a standing seam copper shed roof and a chimney and ventilator at its southern end. An open porch is attached to the east end of the house and a one room single-story addition extends from its western end. The house rests on a combination stone, concrete and brick foundation, and the main roof has paired interior brick end chimneys. After the house was acquired by the Webbs, the Tracy House was used as housing for the Stud Groom, head of the estate's horse breeding operations. The building remains an employee residence today. It is a contributing building in the historic district.

42b. Tracy House Shed: Wood frame, clapboard siding, gable roof with asphalt shingles. This small shed, located to the west of the Tracy House (#42a), consists of a rectangular building with two end bays and a central door along its east side, which faces Tracy House. Multi-paned windows are in place on its gabled ends and at the rear of the building, and the roof has exposed rafters. It is associated with the Tracy House and appears on the 1894 *Sanborn Insurance Map*, indicating that the shed was constructed by that date. The shed is a contributing building.

43. Tracy Barn: Wood frame, clapboard siding, gable roof with asphalt shingles, 2 ½ stories. The Tracy Barn is located in the Southern Acres portion of Shelburne Farms, between and to the west of the Breeding Barn (#40) and the Dairy Barn (#41). It was designed by Robert Henderson Robertson and constructed c. 1892.

The barn is built into the bank of a hill at its north end and it rests on a redstone foundation. A modern overhead garage door has been installed into a large bay on the south end ground floor and double side-hinged doors with multi-paned glazing are located on its northern end. The same type of doors are also in place on the building's primary, east façade; above these doors is a set of double wooden doors that provide access to the hayloft. The wooden doors are topped by a gabled dormer. Around the building are series of horizontal rectangular windows with six or twelve panes. In addition, the west side has a row of sixteen contiguous 9/9

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double-hung sash at its southern end. Rising from the center of the building is a cupola (similar to the cupola on the nearby Dairy Barn) with a wood shingled base and roof, and a bird house in the front facing eastern gable. A brick chimney rises through the eastern roof slope.

The interior of the Tracy Barn consists of three enclosed rooms on the second-story level at the north end, and a large open space at the south end. The hayloft comprises the top level of the barn.

A 1906 *Sanborn Insurance Map* indicates that the Tracy Barn was utilized as a sheep barn. At that time, two other sheep barns were adjacent to the Tracy Barn's northeast corner. Today the barn is used by the Buildings and Grounds department of the nonprofit organization managing the estate. The Tracy Barn is a contributing building in the Shelburne Farms Historic District.

44. Woodshop: Wood frame, wood shingle cladding, gable roof with asphalt shingles, 1 ½ stories. Located on Southern Acres, to the west of the Breeding Barn (#40), the Woodshop was constructed c. 1900. The building was designed by Robert Henderson Robertson and was part of a series of poultry and sheep structures that were located in this portion of the Southern Acres complex. The building has a rectangular plan and its roof plane slopes beyond the wall on its east façade to form a sheltered overhang over three entry doors. Numerous six-paned fixed sash, and 6/6 double-hung sash are present on the building. A brick chimney rises through the ridge line at the center of the roof. The interior of the Woodshop consists of two ground-floor rooms with a full attic space above. This building derives its name from its present use. The Woodshop is a contributing building.

45. Gray Barn: Wood frame, clapboard and wood shingle siding, gambrel roof with wood shingles, 1 ½ stories. The Gray Barn is located southwest of the Breeding Barn (#40). Its style is different than the other barns on the property, and it was likely constructed shortly after 1906. It does not appear on the 1906 *Sanborn Insurance Map*, but is represented on the 1942 Sanborn map. The barn rests on a concrete foundation. Its first story has clapboard siding, while its gambrel peaks are sheathed in wood shingles. The barn is built into a rise with the front at ground level toward the east and the back at ground level toward the west. A large bay opening with double side-hinged doors is centrally located on its eastern eaves side, and a second, single door entrance is located on the northern façade. The southern side of the barn has a wooden hayloft access door in its gambrel peak and the west side has an open stall foundation. Windows include multi-paned fixed and double-hung sash. The barn was used primarily for temporary animal shelter and storage. Today it is utilized as storage space. The Gray Barn is a contributing building to the Shelburne Farms Historic District.

46. Dog Kennel: Wood frame, stucco covering, gable roof with asbestos shingles, 2 ½ stories. Located southeast of the Breeding Barn (#40), the structure was built c. 1930 as a kennel for dogs used in the Shelburne Hunt. The kennel has a T-shaped plan with several paneled and glazed doors, and multi-paned, side-hinged casement windows on its first floor. Gabled peaks have wooden access doors. Several dormers, two ventilators and two brick chimneys rise from the roof. Attached to the back, south side of the building, is a stucco wall that forms part of an enclosed outdoor pen. The interior of the building contains two pits with drains where horses were slaughtered for dog food. The Kennel is primarily associated with J. Watson Webb, his involvement in the Shelburne Hunt, and his ownership of Southern Acres. Due to its lack of association with W. Seward and Lila Webb, the Kennel is considered a non-contributing building.

47. Breeding Barn Cottage: Wood frame, wood shingle cladding, gable roof with asphalt singles, 2 ½ stories. Located on a hill south of the Breeding Barn (#40), this c. 1900 cottage was designed by Robert Henderson Robertson as an employee residence. The house is square in plan and has cantilevered gabled ends and wide

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eaves overhang with exposed rafters. The primary entrance is on the northern eaves side of the building facing the Breeding Barn Complex. Windows consist of multi-paned double-hung sash. Trim work is painted white and wood shingles are stained brown. A centrally-located brick chimney rises through the ridgeline of the roof. The Breeding Barn Cottage continues to reflect its historic function and is used today as employee housing. It is a contributing building in the historic district.

48a. White House: Wood frame, clapboard siding, gable roof with asbestos shingles, 2 ½ stories. Located to the west of, and between the Tracy Barn (#43) and Woodshop (#44), the main body of the White House was constructed in 1940 as staff housing for Southern Acres. This main block has a full-width porch with shed roof on its northern gabled end, and a smaller gable-roof porch on its opposite gabled end. Both porches shelter entrance doors. An addition at the rear of the house and an attached garage were built c. 1960; a covered screen porch connects the house to the 2-bay, single-story garage. The roof slopes of the addition are pierced by gabled dormers. Windows consist of numerous double-hung sash with shutters. The building rests on a concrete block and poured concrete foundation. Due to its date of construction, it is non-contributing to the Shelburne Farms Historic District.

48b. Shed: Wood frame, clapboard siding, shed roof with asphalt shingles. This small shed is located northwest of the White House (#48a). It has a vertical board door and glazed and louvered-vent sash openings. The structure likely dates to the construction of the White House, c. 1940. In form, it appears to be a small bird coop. The shed is a non-contributing building in the district.

49a and b. West and East Hay Barracks: Wooden post, hipped roof with tarpaper covering. These large, open-sided wooden structures have unfinished (tree knots and branch locations remain visible) posts and beams that support steeply pitched roofs. The barracks are located next to hay fields in the southwest corner of the property and have been used for hay storage since c. 1900. The hay barracks are contributing structures in the Shelburne Farms Historic District.

50a and b. Cemeteries: Two small cemeteries are located on the Southern Acres portion of the property, to the west of the Breeding Barn Complex. One, a .4-acre lot owned by the Town of Shelburne, is the original burial ground used by Shelburne families from the 1790s to the 1890s. Although many of the slate and limestone headstones in this cemetery are worn and difficult to read, the area is well-maintained and surrounded by a wooden picket fence. The second cemetery, a .1-acre lot, adjoins the original cemetery at its southeast corner; a cedar hedge separates the two. The second cemetery is owned by J. Watson Webb, Jr. and has been used for Webb family burials during the second half of the twentieth century. These two sites are non-contributing to the Shelburne Farms Historic District, as their dates of construction and use fall outside the estate's period of significance.

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:

Nationally: X Statewide: Locally:

Applicable National

Register Criteria: A X B X C X D

Criteria Considerations

(Exceptions): A B X C D E F G

NHL Criteria: 4

NHL Theme(s): III. Expressing Cultural Values
5. architecture, landscape architecture, and urban design

Areas of Significance: Architecture, Landscape Architecture

Period(s) of Significance: 1887-1936

Significant Dates: 1887, 1890, 1891, 1892, 1895, 1899, 1900, 1902, 1915

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Robert Henderson Robertson
Frederick Law Olmsted, Sr.

Historic Context: XVI. Architecture
K. Queen Anne-Eastlake
L. Shingle
XVII. Landscape Architecture

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

SUMMARY

Shelburne Farms, with its monumental buildings and pastoral landscape, represents an outstanding example of late-nineteenth and early twentieth-century model farms and country estates in Vermont and the United States as a whole. Built along the eastern shore of Lake Champlain with varying views of the Green Mountains in Vermont and the Adirondack Mountains in New York, Shelburne Farms features an undulating landscape with carefully incorporated buildings of extraordinary design, construction and style. Occupying perhaps the most glorious waterfront setting in Vermont, the estate is the result of a care and understanding of the natural environment in which the estate buildings harmonize with the surrounding landscape. With all of its most significant buildings and landscape features intact, Shelburne Farms provides an exceptionally valuable record not only of turn-of-the-century architecture and landscape design, but of a period of history as well.

One of the many estate properties built for wealthy American industrialists during the Gilded Age period, Shelburne Farms was considered an “ideal country place” for its exemplary model stock farm and horse breeding service, architectural and technological achievements, and scenic landscape. The estate is a nationally-significant representative of turn-of-the-century American country estates and model farms that retains its core property and its historic character. Its buildings and structures are outstanding examples of the Shingle and Queen Anne architectural styles. Shelburne Farms is the most significant and intact property developed by its founders, Dr. William Seward Webb and Lila Osgood Vanderbilt Webb, and represents one of the most significant country estates created by the same generation of the Vanderbilt family. In addition, its architecture and landscape architecture represent significant achievements by both architect Robert Henderson Robertson, and landscape architect Frederick Law Olmsted, Sr.

HISTORY

Founded by Dr. William Seward and Eliza (Lila) Vanderbilt Webb, Shelburne Farms was assembled from 32 farm parcels purchased individually by the Webbs between c. 1886 and 1904 and constructed c. 1886-1915 using funds from Lila Webb’s \$10 million Vanderbilt inheritance. The Webbs engaged architect Robert Henderson Robertson and landscape architect Frederick Law Olmsted, Sr. to design a unified country estate combining a productive farm with an ornamental landscape and private residence. During its period of significance, Shelburne Farms encompassed a total of 3,800 acres of land with 12 miles of frontage on Lake Champlain and over 40 buildings.

Soon after the land for Shelburne Farms had been purchased, the area within its boundaries was completely transformed. The Webbs’ first Farm Manager, Scottish horticulturist Arthur Taylor, implemented much of Olmsted’s farm-forest-park plan between c. 1887 and 1905 (see attached illustration, labeled Figure 8). The fences dividing preexisting farm parcels were removed to create broad, sweeping fields and parklands that gently flowed into woodland areas. Many of the preexisting public roads were closed and replaced by new, winding roads connecting the various operations on the estate and providing recreational drives through the forests and along the lakeshore. Red Monkton quartzite quarried on the estate was crushed and laid on the newly constructed roads, which had a tile drainage system. As many as 40,000 trees were planted annually to line the roads, hide sharp rock outcroppings, shelter fields, establish orchards with different varieties of fruit trees, and develop forests for lumber. Mature elms and other species were transplanted as specimen trees on lawns, in parkland areas, and along the primary roads. Scottish golfer Willie Park, Jr. designed an 18-hole golf

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links for the parkland areas north and east of Shelburne House, the Webbs' country residence. The result of all this planning was a well-groomed but naturalistic environment of rolling hills and fields with changing views of the estate buildings, Lake Champlain, the Adirondack Mountains, and the Green Mountains at every turn.

W. Seward and Lila Webb engaged New York City architect Robert Henderson Robertson to design their new estate's architecture in 1886. Over the next twenty years, between c. 1886 and 1905, Robertson designed approximately 36 buildings and structures for Shelburne Farms, at least 33 of which were constructed. Working with a combination of Shingle and Queen Anne styles, Robertson drew plans for four major buildings: the Farm Barn, Coach Barn, Breeding Barn, and Shelburne House, as well as barns for sheep, pigs, poultry, and game birds, a creamery and dairy, a farm office building (dismantled c. 1900-1915), 11 similar cottages for farm employees, a boathouse, a teahouse, a gazebo, a children's playhouse (dismantled c. 1900), a pump house for the water system, and the Shelburne Railroad Depot (acquired by and moved to the Shelburne Museum in 1959). Planned to blend with and enhance the landscape, the buildings were sited at the edges of fields, the bases of hills, and overlooking Lake Champlain. The Farm Barn and Breeding Barn anchored two clusters of agricultural buildings located within Olmsted's farm landscape section, and Shelburne House and the Coach Barn were the centerpieces of the parkland areas.

During the estate's period of significance, approximately 300 employees managed a model stock farm with Jersey dairy cattle, Southdown and Hampshire Down sheep, beef cattle, work mules, pigs, chickens, ducks, pheasants, and other poultry and game birds. The dairy products, meats, vegetables, grains, fruits, and flowers produced on the estate fed the Webbs and their guests at Shelburne Farms and were shipped daily to the family's three other properties and the homes of their close friends and relatives. Agricultural items produced in abundance, namely butter, milk, eggs, apples, oats, wheat, and rye, were sold to New York City restaurants and the New York Central Railroad for consumption in their dining cars. Shelburne Farms yielded extremely high-quality meats and produce; its butter, for instance, was characterized as the "diamond-edged variety" in period newspaper articles.

In addition to the above agricultural pursuits, the model stock farm at Shelburne Farms also included a horse breeding service, located in the Breeding Barn and the surrounding buildings at the Breeding Barn Complex. Primarily consisting of imported English Hackneys, including the champion stallion Matchless of Londesboro, the estate's horses were available for stud purposes. A selected number were also raised and trained to be sold and/or shown in competitions such as the annual New York Horse Show at Madison Square Garden. W. Seward Webb considered Hackneys to be suitable for both show and heavy work and offered free breeding services to local Vermont farmers, whose Morgans he believed to have declined in value and strength. He produced at least two editions of a catalogue of the horses at Shelburne Farms entitled *Shelburne Farms Stud: Of English Hackneys, Harness and Saddle Horses, Ponies and Trotters*.

As the estate was constructed, the model farm and country residence at Shelburne Farms were equipped with the latest technological innovations. An early natural gas plant on the property provided gas lighting to the barns and Shelburne House and served as a secondary source of lighting once electricity was installed in the primary buildings, c. 1892. By 1892, a power plant on the lakeshore located in the Pump House generated the electricity and pumped water from Lake Champlain to a hilltop reservoir serving the entire farm through approximately eight miles of pipes, still largely in use. The estate buildings also possessed steam heat and were linked to each other and the outside world by telephone and telegraph lines. Hand-operated elevators and dumbwaiters in several of the estate buildings provided convenient means for moving large or heavy objects between floors. Most of these amenities were not available in the town of Shelburne for another generation.

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The parkland section of Shelburne Farms was dominated by Shelburne House, the Webbs' enormous country residence, and designed for the variety of outdoor, athletic activities that the Webbs and their seemingly endless stream of house guests preferred. In the summer, Webbs enjoyed playing golf on the 18-hole Golf Links neighboring Shelburne House, riding or coaching on the miles of interior carriage drives, sailing Lake Champlain on their 147-foot yacht the *Elfrida*, swimming in Dock Bay or the marble reflecting pool in the Shelburne House Formal Gardens, playing croquet and lawn tennis on the Shelburne House Lawn, riding in the Shelburne Hunt, established c. 1905, and participating in the estate's pheasant shoots, at which 4,000 birds were released annually. In the winter, when the lake froze, a section of ice was cleared of snow and lanterns placed around the edges for day or night skating. A huge wooden toboggan run covering several hundred feet started from the top of a hill and often ended on the frozen lake.

W. Seward and Lila Webb and their children generally spent May to October and the Thanksgiving and Christmas holidays at Shelburne Farms. Although they divided the rest of their time between their New York City townhouse, their 40,000-acre estate and hunting lodge in the Adirondacks, and homes in Delray Beach and Gulf Stream, Florida, they maintained their legal residence in Shelburne and considered the estate to be their home. They maintained close contact with the Shelburne Farms Farm Manager on a daily basis and carefully monitored the estate's activities and finances at all times.

While the Webbs were in residence, Shelburne House's 25 bedrooms were almost always filled with a close-knit group of the family's relatives and close friends. Among others, the Webbs entertained Lila's brothers Cornelius, George, and Frederick Vanderbilt and their families, the John Jacob Astors, Chauncey Depew, the Ogden Mills, Amy and Fred Beach, Admiral George Dewey, Robert Robertson, and Frederick Law Olmsted, Sr. President Theodore Roosevelt and members of his Cabinet stayed at Shelburne House in 1903. In addition, members of the public were welcome to visit the estate for carriage drives, picnics, and annual open days in the Shelburne House Formal Gardens.

The Webbs began implementing economizing measures at Shelburne Farms even while construction was underway. They decided against building a palatial country residence on Lone Tree Hill in 1893, opting to modify and expand the existing Shelburne House instead. While patronized by the Webbs' peers, the Hackney breeding services were never popular among local Vermonters and in fact operated at an extreme financial loss. The majority of the horses were sold in 1904, after which point the Breeding Barn Complex surrounding the Breeding Barn were primarily used for dairy cattle, sheep, and poultry. The Golf Links was reduced to 9 holes c. 1910. The yacht *Elfrida* was sold c. 1915. Pigs were phased out of the agricultural operations in the mid-1920s. In addition, the Webbs deeded the southernmost portions of the estate to their oldest son J. Watson Webb as an early inheritance in 1913. J. Watson Webb, his wife Electra, and their sons Sam, Sr., Harry, and J. Watson, Jr. managed the Southern Acres property, including the Breeding Barn and approximately 1000 acres of land, as a separate country estate and farm from 1913 to 1986.

After acquiring Southern Acres, Watson and Electra Webb extensively modified and expanded an early-nineteenth-century brick farmhouse as their country residence. Known as the McNeil farmhouse when purchased by W. Seward and Lila Webb for Shelburne Farms, the dwelling was unused and unoccupied for approximately twenty years until acquired by Watson and Electra Webb. Watson and Electra renamed the dwelling The Brick House and began altering the building soon after acquiring it. Additions completed in 1913, 1919, and 1947 more than tripled the size of the original farmhouse, adding four sections containing more living areas, bedrooms, separate service areas, and a large rear apartment. The alterations also changed the building's orientation from the north to the east, and an allée of maple trees was planted along a new driveway running east-west in 1959. Electra Webb used The Brick House as a showcase for her growing collections of American

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decorative arts, which eventually led to the establishment of the Shelburne Museum. The Webbs' son J. Watson Webb, Jr. further altered the building after he acquired it in 1960, adding two stories of screened porches to the south wing, extensively remodeling the interiors again, and constructing formal entrance gates at the head of the new driveway. The Brick House is not included in this nomination. Although a part of Shelburne Farms when the estate was initially constructed, The Brick House acquired its significance after it was given to J. Watson and Electra Webb. While in the possession of W. Seward and Lila Webb, the house was not actively incorporated into the operations of Shelburne Farms, as were other preexisting farmhouses on the property. Instead the house was neglected and allowed to fall into disrepair. The building thus does not display the influence of W. Seward and Lila Webb at Shelburne Farms, but it was greatly influenced by J. Watson Webb, Electra Webb, and their children after it became a part of Southern Acres.

The main Shelburne Farms estate continued its operations within the general scope of the Webbs' initial vision until c. 1936. After W. Seward Webb's death in 1926, Lila Webb and her children maintained the estate at status quo, continuing to entertain on a regular basis and operating the model stock farm under the auspices of the Shelburne Farms Corporation, an incorporated company managed by the Webb children. After Lila Webb died in 1936, the estate began to experience a decline in agricultural and social activity as the national economy faltered, the family's finances dwindled, and the children chose to maintain primary residences elsewhere.

As Shelburne Farms descended within the Webb family from 1936 to 1984, successive generations preserved and maintained the core property, buildings, structures, and landscape features in a manner consistent with their means and the estate's character as a working farm. While Vanderbilt Webb (1891-1956) and Derick Webb (1913-1984) owned the main estate, they managed a smaller, diversified farming operation with Brown Swiss dairy cattle, sheep, beef cattle, chickens, and hogs. Under their tenure, the dairy operations were moved to the site of the current Dairy Complex on former parkland in 1952, and the Farm Barn and Coach Barn were used as livestock barns. Shelburne House was opened as a family residence during the summer months. In 1960, Derick Webb sold the southeastern portion of the estate, including the South Gate and the Southern Acres Dairy Barn, to his cousins Sam Sr., Harry, and J. Watson, Webb, Jr., who incorporated them into their private Southern Acres Farm.

In 1972 six great-grandchildren of W. Seward and Lila Webb founded a nonprofit organization called Shelburne Farms Resources to create a resource for environmental education and preserve the Farm and its three major buildings. Derick Webb, the Webbs' grandson, gave the Farm Barn, Coach Barn, and Shelburne House to Shelburne Farms Resources in 1976 and bequeathed the balance of the main estate, then approximately 1,100 acres, and its buildings and structures to the nonprofit in 1984.

Under the nonprofit's management, the estate's architectural and landscape features are being preserved and restored. The North Gatehouse was renovated for use as the nonprofit's Welcome Center in 1985. Shelburne House was fully rehabilitated and mostly restored in 1987 as the seasonal Inn at Shelburne Farms. In the summer, Shelburne House offers lawn concerts and other cultural events. The Farm Barn, rehabilitated and partially restored in 1993, is currently home to the Center for School Programs, cheese-making operations, the Children's Farmyard, administrative offices, a bakery and woodshop, and storage areas. Of the four primary buildings at Shelburne Farms, the Coach Barn possesses the most historic integrity and has been almost entirely preserved. It is used for special events, conferences, and other functions and also boards horses for Inn guests.

Concurrent with its rehabilitation work, Shelburne Farms Resources implemented a carefully conceived limited development plan to raise preservation funds, finance the Farm's educational programs, and conserve the core land area. Sales and leasehold agreements included covenants restricting development and controlling the

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number and placement of new buildings, ensuring the long-term preservation of the historic landscape. There are currently fourteen leasehold properties within Shelburne Farms.

Shelburne Farms Resources continued its efforts to preserve and maintain Shelburne Farms in the 1990s. The organization reacquired the Southern Acres property, including 330 acres and the Breeding Barn Complex, from its previous owner the Shelburne Museum in 1994. The transfer was the result of a complex, cooperative effort initiated by the Museum's Board of Trustees to provide for the long-term stewardship of Southern Acres. Samuel B. Webb, Jr. and Holly Webb Froud, descendants of J. Watson Webb, contributed an additional 61 acres at the same time. In 1997, over 400 acres in the northern section of the property and the 391 acres in Southern Acres were protected by a conservation easement held by the Vermont Land Trust. A façade easement for the Farm Barn, held by the Preservation Trust of Vermont, was also finalized in 1997. As a result of these important acquisitions and easements, the approximately 1,300-acre estate core, with its landscape and all of its significant buildings, is now reunited and protected. The organization's preservation accomplishments were recognized with the President of the United States' Award for Historic Preservation in 1988, awards from the Preservation Trust of Vermont in 1987 and 1993, and a National Trust for Historic Preservation National Honor Award in 1995.

Shelburne Farms reached its peak prior to the First World War as one of the finest country estates in America. During the nineteenth and early twentieth centuries, wealthy Americans throughout the nation developed a large number of estate properties. As a point of reference, the Olmsted firms undertook over two thousand private property commissions from the 1870s to the 1940s. A number of properties developed as estates during this time period included agricultural lands and ornamental farm landscapes. Examples that provide a context for Shelburne Farms include the Biltmore Estate, property of George W. Vanderbilt, Asheville, North Carolina (NHL, 1963); Gray Towers, the Gifford Pinchot property, Glenside, Pennsylvania (NHL, 1985); Appleton Farms, Ipswich, Massachusetts; the Vanderbilt Mansion, property of Frederick Vanderbilt, Hyde Park, New York; Lyndhurst, Tarrytown, New York; the Marsh-Billings-Rockefeller Farm, Woodstock, Vermont (NHL, 1967); Rancho Los Alamitos, Long Beach, California; the Moraine Farm, Beverly, Massachusetts; and Moses Cone, Blue Ridge Parkway, North Carolina. Known as an "ideal country place," Shelburne Farms was featured in numerous period publications, including *Frank Leslie's Popular Monthly* and *Country Life in America*, as an exemplary American gentleman's estate for its architecture, agriculture, landscape, and social activities. The estate's Golf Links is said to be the third private golf course in the country, and its Breeding Barn was likely the largest free-standing building in the country at the time of its construction.

Shelburne Farms exists as one of ten residences and estates constructed and developed by members of the same generation of the Vanderbilt family c. 1880-1920. The Breakers (1895) (NHL, 1994) and Marble House (1892) in Newport, Rhode Island, The Vanderbilt Mansion at Hyde Park, New York (1896-8), and Biltmore in North Carolina (1890-5) are now open to the public and, with the exception of Biltmore, owned by governmental or nonprofit organizations. Of the Vanderbilt properties, Shelburne Farms possesses distinction for its emphasis on the estate landscape and agriculture. Only Shelburne Farms, Frederick Vanderbilt's Hyde Park, and George Vanderbilt's Biltmore were founded as country estates with agricultural operations and significant land masses. Today only Biltmore and Shelburne Farms remain working farms and retain significant land bases. In addition, the Webbs were unique in their conscious decision to focus upon the agricultural and landscape aspects of Shelburne Farms rather than building a showcase house that dominated the estate.

Shelburne Farms remains distinguished as an intact property that retains its historic character. Relatively few of these properties remain intact today. Often, as in the case of Rancho Los Alamitos, Lyndhurst, and the Vanderbilt Mansion, the farm or ranch lands were lost while the designed landscape of the estate or ranch

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remain. On other properties, historic integrity has been reduced by changes over time. Within this broader context, the retention of the core agricultural and estate property and its historic character at Shelburne Farms is all the more important.

It was Dr. William Seward Webb (1851-1926) and his wife Lila Vanderbilt Webb (1860-1936) who possessed both the guiding vision for Shelburne Farms and the finances necessary to create and maintain it. Shelburne Farms reflects their direct influence and is the most intact and significant of the Webbs' properties. Their New York City townhouse was sold c. 1915 and demolished at a later date. Their successive Florida homes remain extant, but their interiors have been modified since Lila Webb's death. Most of Ne-Ha-Sa-Ne, the Webbs' Adirondack estate, was deeded to the state of New York for part of Adirondack Park in the 1980s. While the property remains intact, its forests are no longer managed as originally planned, its fenced game park has been removed, and the main Lodge and many of the outbuildings have been destroyed.

A New York City railroad entrepreneur, W. Seward Webb possessed great interest in agriculture and horses and was the driving force behind the estate's model stock farm and Hackney horse breeding service. He felt that Shelburne Farms' experiments with modern technology, farming techniques, and horses would benefit local Vermont farmers. His in-laws' connections in the railroad world were useful to Dr. Webb, who gave up a career in medicine to marry Lila Vanderbilt in 1881. He served as the President of the Wagner Palace Car Company, the Pullman Company's main competitor in the making of railway cars, from c. 1883 to 1899. W. Seward Webb was involved in many railroad enterprises, including the construction of the St. Lawrence and Adirondack Railroad in upstate New York, and held positions on the Boards of Directors of the Rutland and Central Vermont Railroads. He took special interest in the Rutland Railroad, whose tracks bordered Shelburne Farms, and for several years he controlled the majority of stock in that company. He also owned a steamboat line on Lake Champlain, was on the Board of Directors of the National Life Insurance Company in Montpelier, a Trustee of the University of Vermont, a member of the Vermont National Guard, and a state representative for the town of Shelburne. Although widely favored to be the Republican candidate for Vermont Governor for several election periods, W. Seward Webb eventually decided not to run. He died at Shelburne Farms in 1926.

Daughter of railroad tycoon William Henry Vanderbilt (1821-1885), Lila Webb inherited \$10 million, and she and her husband spent much of it in creating Shelburne Farms. Lila Webb spent her early childhood on a farm on Staten Island, moving to New York City with her family when her father assumed control of the Vanderbilt railway holdings. She attended the finishing school Miss Porter's School in Farmington, Connecticut. Unlike many of her peers, who hired professional garden designers and interior decorators, Lila Webb designed the Shelburne House Formal Gardens and decorated Shelburne House herself. In addition, it is likely that she strongly influenced the design and siting of Shelburne House. Primarily a self-taught gardener and decorator, she relied upon travels in America and Europe and published sources for influence.

Frederick Law Olmsted, Sr. (1822-1903) shaped the essence of the design of the Shelburne Farms landscape. Often considered the father of American landscape architecture, Olmsted was the preeminent landscape designer in the late nineteenth century. Best known for designing New York City's Central Park (NHL, 1963) with his first partner Calvert Vaux (c. 1858-63 and 1865-78), Olmsted also planned numerous other public parks, educational campuses, and suburban and rural private residences and estates. His commissions included Prospect Park in Brooklyn and Mont Royal Park in Montreal, the grounds for the United States Capitol, and George Vanderbilt's Biltmore estate in North Carolina. While Olmsted was only involved with Shelburne Farms for approximately three years, the Shelburne Farms landscape retains many of Olmsted's signature design characteristics, including the placement of different landscape functions in separate areas of the estate and curvilinear drives that provide glimpses of estate buildings and landscape scenery as they progress.

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Olmsted's working landscape with separate divisions for farm, forest, and parkland is still the core feature of Shelburne Farms (see attached illustration, labeled Figure 9). Shelburne Farms remains a significant and intact example of Olmsted's work for private estate properties.

It is possible that forester Gifford Pinchot (1865-1946), the first head of the U.S. Forest Service, was also involved with the landscape planning at Shelburne Farms. Pinchot visited Shelburne Farms several times while Superintendent of Forests at Biltmore, the home of Lila Webb's brother George Vanderbilt. Pinchot prepared a forestry plan for the Webbs' Adirondack estate Ne-Ha-Sa-Ne and was in close contact with W. Seward Webb for several years during the 1890s. He published a book entitled *The Adirondack Spruce* detailing his forestry work at Ne-Ha-Sa-Ne in 1898, in which he thanked Webb publicly, stating: "I wish to express...my high sense of the public spirit and practical wisdom which led Dr. Webb to sustain the investigation whose results are now published and to approve and apply the plans of work which it has produced." It is clear from this book that Pinchot and Webb worked together and discussed forestry and landscape management issues. While no written documentation has yet been discovered directly linking Pinchot to the Shelburne Farms, he was likely involved with Shelburne Farms on an informal basis.

Robert Henderson Robertson (1849-1919) transformed the Webbs' architectural vision into tangible buildings and structures. After attending Rutgers College, Robertson entered the Philadelphia architectural office of Henry Sims. Later he moved to New York to work with first Edward T. Potter and then George Post. In 1871, he entered private practice that he continued until 1875. From 1875 to 1880, Robertson worked in partnership with William Appleton Potter, who had been appointed Supervising Architect of the Treasury by President Grant. Robertson returned to private practice from 1880 to 1902, worked in partnership with Potter's nephew Robert Burnside Potter from 1902-1908, and then partnered with his son T. Markoe Robertson from 1902 to 1919.

Throughout his career, Robertson utilized the design vocabularies of several late nineteenth-century architectural movements. The first known example of his work is the Philips Presbyterian Church (1871) on upper Madison Avenue in New York City. Like most of his early work, the Church exhibits the Victorian Gothic style. Robertson also designed buildings in the Richardson Romanesque, Shingle, Queen Anne, and Classical Revival styles. His architectural commissions consisted of ecclesiastical buildings, railroad stations, town houses, and at least seven public and commercial buildings in New York City. Robertson is best known today for his New York skyscrapers; his Park Row buildings (1896-99) were the tallest in the city when constructed. In addition to his work at Shelburne Farms, Robertson contributed architectural designs for several other country residences and estates while in private practice, including Hillside, in Oyster Bay, Long Island; Sunnymeade, in Southampton, Long Island (1886-7); Hammersmith Farm, in Newport, Rhode Island (1887-87); Blantyre, in Lenox, Massachusetts (1902); and the Webbs' Adirondack estate Ne-Ha-Sa-Ne (c. 1891-1900). Robertson's work at Shelburne Farms likely represents his most significant, extensive, and intact country estate commission. Robertson died unexpectedly in 1919, while staying with the Webbs at Ne-Ha-Sa-Ne.

W. Seward and Lila Webb were clearly in charge of the work that took place purchasing land, designing structures and functions and building the house and barns. Rather than hiring an architect, landscape designer, or forester full-time, they relied on working the ideas and designs presented by Robertson, Olmsted, and Pinchot into their overall vision for a model farm and country estate. Olmsted clearly influenced the overall design of the property. Robertson infused the architecture with style, function, and grace. Pinchot served as a mentor for the Webbs' ideas on forest management. Taylor, the Farm Manager, was able to shape the Webbs' vision into a working landscape.

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Given that Shelburne Farms is a working farm and that its use has been expanded and diversified, there have been several newer structures and buildings erected since the first period of Webb construction. This new construction is sited so that it does not detract from the magnificence of the Robertson-Olmsted works. Instead, such construction has enabled the preservation of the estate as Shelburne Farms pursues its mission to cultivate a conservation ethic by teaching and demonstrating the stewardship of natural and agricultural resources. Over 120,000 people visit Shelburne Farms annually.

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Previous documentation on file (NPS):

- ☐ Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
☒ Previously Listed in the National Register: 1980 (Shelburne Farms portion only)
☐ Previously Determined Eligible by the National Register.
☐ Designated a National Historic Landmark.
☐ Recorded by Historic American Buildings Survey: #
☐ Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

- ☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☐ Local Government
☐ University
☒ Other (Specify Repository): Shelburne Farms Archives; Wilbur Special Collections, Bailey-Howe Library, University of Vermont

10. GEOGRAPHICAL DATA

Acreage of Property: 1338.90 acres

UTM References:	Zone	Easting	Northing
A.	18	638380	4918440
B.	18	639440	4918030
C.	18	639780	4916060
D.	18	639500	4915440
E.	18	637770	4915100
F.	18	637570	4915150
G.	18	637330	4915420
H.	18	636980	4916900
I.	18	637020	4917300
J.	18	637700	4918140

Note: Points B, C, and D figured at 1:24,000; points A, E, F, G, H, I, J figured at 1:25,000

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Verbal Boundary Description:

Beginning at a concrete monument in the northwest corner of the Shelburne Farms parcel and the southwest corner of the Pheasant Hill Trust parcel, then N48°27'00"W to the mean low water mark of Lake Champlain, then southerly along the low water mark of Lake Champlain to a point, which is N83°07'05"W of a concrete monument in the boundary line between the Shelburne Farms parcel and the northerly boundary of a parcel owned by Samuel B. Webb, Jr., then S83°07'05"E to the last mentioned concrete monument, then S83°07'05"E a distance of 695.84 feet to a concrete monument, then S84°07'00"E a distance of 437.13 feet to a concrete monument, then N84°49'55"W a distance of 227.02 feet to a concrete monument, then S48°55'25"W a distance of 635.45 feet to a concrete monument, then S58°58'00"W a distance of 1,035.21 feet to a concrete monument, then continuing S 58°58'00"W to the mean low water mark of Lake Champlain, then southerly in the mean low water mark to a point which is S48°15'25"W from a concrete monument marking the southwest corner of Shelburne Farms parcel and the northwest corner of the Peter Stern parcel, then N48°15'25"E to the concrete monument last mentioned, then N48°15'25"E a distance of 584.12 feet to a concrete monument, then S82°57'15"E a distance of 1,380.23 feet to a concrete monument, then N24°16'15"E a distance of 1,528.17 feet to a concrete monument, then S78°14'05"E a distance of 222.15 feet to a concrete monument, then S74°34'25"E a distance of 185.21 feet to a concrete monument, then S24°16'15"W a distance of 1,601.11 feet to a concrete monument, then S71°42'15"E a distance of 597.85 feet to a concrete monument, then S73°37'35"E a distance of 503.16 feet to a concrete monument, then S67°18'25"E a distance of 561.45 feet to a concrete monument, then S73°55'25"E a distance of 241.42 feet to a concrete monument, then S83°15'30"E a distance of 433.33 feet to a concrete monument, then S83°31'55"E a distance of 449.68 feet to a concrete monument, then S83°31'55"E a distance of 666.41 feet to a concrete monument, then N08°00'50"E a distance of 1,271.67 feet to an iron pin, then S85°32'45"E a distance of 905.98 feet to an iron pin, then S13°54'55"W a distance of 60.27 feet to an iron pin, then S85°39'05"E a distance of 484.71 feet to an iron pin, then N37°22'25"E a distance of 70.54 feet to a concrete monument, then N85°39'05"W a distance of 454.66 feet to a concrete monument, then N13°54'55"E a distance of 436.07 feet to a concrete monument, then N62°58'05"E a distance of 507.66 feet to a concrete monument located in the westerly right of way of Harbor Road, said monument is the southeast corner of the Shelburne Farms parcel, then northerly along the westerly right of way line of Harbor Road a distance of approximately 5,200 feet to an iron pin, the said iron pin is the northeast corner of the Shelburne Farms parcel and the southeast corner of the Black Walnut Trust parcel, then N86°11'15"W a distance of 279.55 feet to an iron pin, then S24°38'10"W a distance of 714.44 feet to an iron pin, then S51°32'50"W a distance of 343.44 feet to an iron pin, then N67°53'35"W a distance of 519.87 feet to an iron pin, then N14°03'40"E a distance of 2,430.21 feet to an iron pin, then N80°18'50"W a distance of 210.12 feet to an iron pin, then N63°34'50"W a distance of 328.10 feet to an iron pin, then S07°11'25"W a distance of 290.37 feet to an iron pin, then 60°23'20"W a distance of 183.03 feet to an iron pin, then N16°13'00"W a distance of 260.29 feet to an iron pin, then S85°11'10"E a distance of 196.88 feet to an iron pin, then N20°56'10"E a distance of 442.19 feet to an iron pin, then N48°49'10"W a distance of 779.74 feet to an iron pin, then N75°00'00"W a distance of 100.00 feet to an iron pin, then N01°41'50"W a distance of 327.75 feet to an iron pin, then N44°59'15"W a distance of 763.71 feet to a concrete monument, then N48°27'00"W a distance of 185.34 feet to a concrete monument, said monument is the point of beginning. Said parcel contains ± 1,300 acres and bearings are referenced to magnetic north with a declination of ± 15 degrees.

Within this parcel are two cemeteries, one being .4 acres is owned by the Town of Shelburne, the second, adjoining the first, is 0.1 acres owned by J. Watson Webb, Jr.

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Boundary Justification:

The boundaries of Shelburne Farms include the core historic portion of the property associated with the period of significance. This portion encompasses all of the historic resources from the period of significance that maintain a high degree of integrity. The extensive acreage included within the boundaries relates to historic use. Dr. Webb used the estate as a model stock farm and to experiment with modern farming practices and equipment. This use of the estate at its creation justifies the inclusion of the approximately 1,300 acres in this nomination. Included within the boundaries are 14 private residential leaseholds, only one of which contains a building that contributes to the nomination.

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11. FORM PREPARED BY

National Register of Historic Places nomination form prepared by John P. Dumville, Architectural Historian, 1980. Modified NHL nomination prepared by:

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Date: January 18, 2000

DESIGNATED A NATIONAL HISTORIC LANDMARK ON
January 3, 2001

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LIST OF CONTRIBUTING RESOURCES

#	RESOURCE NAME	MATERIAL	STORIES	YEAR	CATEGORY
3.	North Gate	Stone		c. 1895-8	structure
5.	Road System	Earth/Gravel/Asphalt		c. 1886-1910	structure
8.	Farm Barn	Stone/Wood/Shingle	4	1888-90	building
9a.	Farm Barn Cottage	Wood/Shingle	1 ½	c. 1850	building
11a.	Lone Tree Hill				overall site
15a.	Market Garden			c. 1889	overall site
15b.	Greenhouse Ruins	Brick		c. 1889-95	site
15f.	Garden Cottage	Wood/Shingle	2 ½	c. 1890	building
21.	North Seawall	Stone		c. 1898	structure
22.	Teahouse	Wood/Shingle	1	c. 1890	building
23.	Shelburne House	Brick/Wood	3	1887-1900	building
24.	Annex	Wood/Shingle	2 ½	c.1891-1902	building
27.	Shelburne House Lawn				overall site
28.	Shelburne House Formal Gardens			c. 1905-15	overall site
29.	Chimney Point			c. 1890	object
30a.	Dock Bay				site
30b.	South Seawall	Stone		c. 1901-2	structure
32.	Coach Barn	Brick/Wood	2 ½	1901-2	building
33.	Coachman's House	Brick/Wood	2 ½	c.1902	building
35.	South Gate	Stone		c. 1895-8	structure
36a.	Southern Acres Gatehouse	Wood/Shingle	2 ½	c. 1890	building
40.	Breeding Barn	Wood/Shingle	2	1891	building
41.	Southern Acres Dairy Barn	Wood/Shingle	2 ½	1891	building
42a.	Tracey House	Wood	1 ½	before 1869	building
42b.	Tracy House Shed	Wood	1	before 1894	building
43.	Tracy Barn	Wood	2 ½	c. 1892	building
44.	Woodshop	Wood/Shingle	1 ½	c. 1900	building
45.	Gray Barn	Wood	1 ½	c. 1906	building
47.	Breeding Barn Cottage	Wood/Shingle	2 ½	c. 1900	building
49a.	West Hay Barrack	Wood		c. 1900	structure
49b.	East Hay Barrack	Wood		c. 1900	structure

LIST OF NON-CONTRIBUTING RESOURCES

#	RESOURCE NAME	MATERIAL	STORIES	YEAR	CATEGORY
4a.	Welcome Center	Wood/Shingle	1½	c. 1890	building
4b.	Gate House	Wood/Shingle	1	c.1986	building
4c.	Ticket Booth	Wood/Shingle	1	c. 1997	building
6.	Sign System	Wood		c. 1990-2000	object
7.	Walking Trails			c. 1986-92	structure
9b.	Farm Barn Cottage Garage	Wood	1	c. 1940-50	building
10a.	Valley View House	Brick	2	before 1869	building
10b.	Valley View Barn	Wood	1 ½	rebuilt 1993	building
10c.	Valley View Shed	Wood	1 ½	rebuilt 1993	building

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10d.	Valley View Caretaker's House	Wood	2	1997	building
11b.	New Sugar House	Wood	1	1999	building
11c.	Lone Tree Hill Shelter	Wood	1	c. 1994-5	structure
11d.	Derick Webb Memorial	Stone		1984	object
11e.	Vanderbilt Webb Memorial Bench	Stone		1980	object
11f.	Lone Tree Hill Reservoir	Concrete	1	1988-89	structure
12.	Lintilhac House	Wood	2	1988	building
13a.	Alec Webb House	Wood/Stucco	1 ½	1975	building
13b.	Alec Webb Barn	Wood	1	1975	building
14.	Old Sugar House	Wood	1	1987	building
15c-e	Modern Greenhouses	Metal/Wood/Plastic	1	c.1980	3 structures
15g.	Garden Cottage Garage	Wood	1	c.1980	building
16.	Sopher House	Wood	2	1987	building
17a.	Seward and Karen Webb House	Wood	1 ½	1994-5	building
17b.	S. and K. Webb Guest House	Wood	2	1987	building
17c.	S. and K. Webb Horse Barn	Wood	1	1995	building
18.	Dairy Complex	Wood/Metal/Fabric	1	1952-2000	8 buildings
19a.	Garonzik House	Wood	2	c. 1985, 1998	building
19b.	Garonzik Garage/Guesthouse	Wood	1 ½	c. 1992	building
19c.	Garonzik Garage/Boathouse	Wood	1 ½	1997	building
20.	Opel House	Metal/Wood	2	1986	building
25.	Pottery	Wood	1	c. 1945	building
26.	Wildflower House	Wood	1	1960	building
31a.	Pump House	Wood	1	c. 1970	building
31b.	Garage	Wood	1	c.1970	building
34a.	Orchard Cove House	Wood	1	1963	building
34b.	Modern Shed	Wood	1	c. 1993	building
36b.	Garage	Wood	1	c.1950	building
37.	Yellow Ranch House A	Wood	1	1960	building
38.	Yellow Ranch House B	Wood	1	1960	building
39.	Yellow Ranch House C	Wood	1	1960	building
46.	Dog Kennel	Stucco	1 ½	c. 1930	building
48a.	White House	Wood	2 ½	1940	building
48b.	Shed	Wood	1	c.1940	building
50a-b.	Cemeteries				2 sites

TOTAL CONTRIBUTING RESOURCES = 28

TOTAL NON-CONTRIBUTING RESOURCES = 54